Creativity and Innovation: *A Bridge to the Future*

A Summary of the Boston Indicators Report 2002

Boston Neighborhoods

Source: Boston Redevelopment Authority

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A Summary of the Boston Indicators Report 2002

A PROJECT OF THE BOSTON FOUNDATION AND BOSTON'S CIVIC COMMUNITY

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CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR

Dear Friends:

This second Indicators report – *Creativity and Innovation: A Bridge to the Future* – begins the essential task of measuring the progress of Boston and the metro area on the series of indicators first identified in 2000. Importantly, this report also reminds us that innovation and research are the drivers of our regional economy and it alerts us to the factors which are beginning to threaten our leadership in these areas.

Buoyed by a strong economy, Boston and the region made steady progress in the decade of the 90s, and the City of Boston was committed to ensure that no one be left behind. Advances in public education, public health, and public safety helped improve the quality of life in our city. Attention to the needs of our youth, seniors, and immigrants aided both long-time residents and newcomers to our city. We tackled the difficult problem of affordable housing and we have made progress. All of these efforts helped our neighborhoods grow stronger.

We were able to make this kind of progress because of the efforts of our residents, Boston's many active community organizations, and its strong public-private partnerships.

Boston resisted the national recession because of its strong and diverse modern economy. Today, however, we are feeling the effects of not only an economic slowdown but a state deficit large enough to threaten important state services and the vitality of the cities and towns that depend on local aid and education funding. This situation requires even more attention to the indicators detailed here to help protect the gains already made. But it also calls for new solutions such as giving cities and towns the tools they need to continue making progress.

The City of Boston will continue to work with the Boston Foundation, the Metropolitan Area Planning Council, and the many community-based organizations, businesses, and educational institutions that have cooperated to produce these indicators and follow-up measures.

Sincerely,

Thomas M. Menino

Thomas M. Menino
Mayor of Boston

BOSTON CITY HALL • ONE CITY HALL PLAZA • BOSTON • MASSACHUSETTS 02201 • 617/635-4000

The Boston Foundation

Dear Members of the Greater Boston Community:

It is hard to think of a two-year period in the modern history of our city that has witnessed more dramatic change than the years since the first Boston Indicators report was released in 2000. From a suddenly ailing economy to the reverberations of September 11, 2001, to job losses in many sectors, a plummeting stock market and the state's fiscal crisis, there are few areas of civic life that have not been affected – and, in some cases, transformed. You will read about this, as well as long-term trends, in the following summary of the Boston Indicators Report 2002, *Creativity and Innovation: A Bridge to the Future.*

As Greater Boston's community foundation, one of the Boston Foundation's primary mandates is to assemble and make available a wealth of information about Boston and the region. Through the Boston Indicators Project and our partners – the City of Boston/Boston Redevelopment Authority and the Metropolitan Area Planning Council – we have developed the capacity for a biennial audit, a process and a tool that is unique to our city and tracks progress on a variety of civic goals. The Foundation also provides a place where people can come together to frame issues, sort out priorities and develop strategies for progress.

There is no doubt that our city's challenges are more daunting than they were in 2000, when Boston's unemployment, crime and vacancy rates were at record lows, and hopes for the immediate future were extremely high. I strongly believe, however, that adversity provides fertile ground for creativity and innovation – two qualities that Boston has in abundance.

One finding sets the tone for this summary report. For reasons that we do not yet entirely understand, the city, region and state are beginning to lose young adults, while other cities and regions are attracting them. Clearly, we cannot let this become a long-term trend. Even in this time of scarce public resources, we must reassert our commitment to nurturing, educating and cultivating the civic leaders and innovators of tomorrow. Just as Boston generated many of the great American innovations of the past – with the first public school, kindergarten, regular newspaper, commercial bank, free public lending library, subway and mutual fund – we can innovate to meet this and other new challenges.

We thank Mayor Thomas M. Menino for his commitment to this project as well as our partners and the many public agencies, think tanks and community-based organizations that have contributed data. We also thank the hundreds of people who gave time and expertise to help shape the conclusions reached in this summary report and the full report. We particularly thank the Boston College Citizens Seminars for providing the platform for the release of these reports, and look forward to continuing this partnership in future years.

Sincerely,

Paul S. Grogan
President
The Boston Foundation

About the Boston Foundation and the Boston Indicators Project

Established in 1915, the Boston Foundation is Greater Boston's community foundation – a major grantmaker, unique giving vehicle, and key convener and civic leader. Through the *Boston Indicators Project*, the Foundation – working in partnership with the Boston Redevelopment Authority and the Metropolitan Area Planning Council – engages hundreds of participants and experts in presenting data in 10 categories drawn from the wealth of research and information generated by public agencies, civic institutions, researchers, think tanks and community-based organizations. The Project is designed to provide stakeholders with new ways to understand Boston and its neighborhoods in a regional context. The Project also fosters civic dialogue to develop collaborative, high-leverage strategies, sponsors educational curricula and programs, and updates data on a regular basis on the Boston Indicators Project website.

The Project released its first report, *The Wisdom of Our Choices: Boston's Indicators of Progress, Change and Sustainability*, at a Boston College Citizens Seminar in 2000, and now provides a mechanism to track progress in 10 categories: Civic Health; Cultural Life and the Arts; the Economy; Education; the Environment; Housing; Public Health; Public Safety; Technology; and Transportation. The Boston Foundation will release a biennial report with constant supplemental updates and outreach through 2030, Boston's 400th anniversary.

This is a summary of the second report in the biennial series, The Boston Indicators Report 2002, *Innovation and Creativity: A Bridge to the Future*. The full report is available online as part of the Boston Foundation's new interactive website at *www.bostonindicators.org*. The website provides data behind the charts and graphs included in the report, as well as exciting new search features and links to other relevant sites. The full printed report will also be made available in the spring of 2003.

Readers will find that a great deal of the new information in this summary report refers to 2000 census data, much of which was not released until 2002. New census data continues to be released, and will be incorporated into the information on the Indicators website.

Contents

Overview 2002 Report: Indicator Sector Highlights

What has changed since 2000?

A national economic recession

New national and state leadership

The terrorist attacks on September 11, 2001

A sharp downturn in the stock market, triggering declining state revenues and major cuts in the state's budget affecting all sectors, particularly education, public health and the arts

Job losses in key local industry sectors

Softening of the commercial real estate market in Boston and the region

Increases in housing, transportation, college tuition and health care costs

Increases in homelessness and hunger, and cuts in health benefits to low-income residents

The prospect of war

Metro Boston, a rising star in the New Economy of the 1990s, now lags the nation in a slow economic recovery

The following are very brief highlights in each of the 10 categories tracked by the Boston Indicators Report 2002, with an emphasis on change that has occurred since the first Indicators report was published in 2000. Much greater detail may be found online at www.bostonindicators.org and in the full report, to be issued in the spring of 2003.

CIVIC HEALTH

A new spirit of collaboration was evidenced by Boston's successful bid to bring the Democratic National Convention here in 2004, an effort that embraced and reflected Boston's increasingly diverse population. The 2000 U.S. Census revealed a changed city, with more than 50% people of color. And the 2002 election showed one of the highest turnouts in 20 years, thanks to The Civic Engagement Initiative, a collaborative effort of community-based groups. The civic sector was reinvigorated with new leadership at the state level, and in many of the city's major institutions. But the economic slowdown, 9/11, and the state fiscal crisis created a "perfect storm" for the nonprofit sector and in human services, resulting in deep cuts.

CULTURAL LIFE AND THE ARTS

The state budget cut 62% from the Massachusetts Cultural Council for Fiscal 2003 – the largest percentage cut to any agency – threatening already vulnerable organizations and the cultural vitality of the region. A survey conducted by the Boston Foundation in 2002 found that Boston has more cultural nonprofits per person than New York, but that other regions commit far more resources to arts and culture. Boston has begun to reverse a 40-year-long decline in the condition of its cultural facilities with the restoration and construction of a number of venues. And the city opened its parks to free performances – including Boston Lyric Opera's *Carmen on the Common*, before audiences of 140,000. A new Creative Economy Council was formed to develop strategies to support New England's "creative cluster" and the 250,000 jobs it provides.

ECONOMY

In 2000, Boston had one of the strongest economies in the nation, having made the successful transition from a manufacturing economy to a knowledge-based one, with strength across diverse sectors – real estate, high tech, bio-tech, health care, financial services and education. By 2002, however, the city experienced severe job losses in sectors that had been its primary economic drivers – technology and financial services. Unemployment rates in the state rose from historic lows of 2.9% in 2000 to more than 5% in 2002. From 2000 to 2001 alone, Boston lost almost 5,000 jobs, with losses heavily concentrated at the bottom of the wage scale. Boston's cost of living,

however, continues to be higher than that of other cities, driven in large part by housing costs that have continued to rise.

EDUCATION

Boston has become a center for innovation in education, counting 17 charter schools and 11 pilot schools by the end of 2002. While the state's Education Reform Act of 1993 stipulates that the class of 2003 will be the first required to pass the MCAS to receive a diploma, as of December 2002, close to 20% of seniors in Massachusetts had failed the test, disproportionately students in urban school districts. Reduced state funding led to cuts in the Boston Public Schools budget of 10%, or $65 million, with deeper cuts anticipated. The state's higher education budget was also cut. A new, $25 million, five-year partnership among the City of Boston, the Boston Foundation and others will strengthen the region's job training programs.

ENVIRONMENT

Boston increased its parkland and protected open spaces over the last two years. New open spaces include the upcoming Chelsea Creek Park and a park on the now-capped West Roxbury Landfill. And Boston Harbor continued to post gains, with completion of the Deer Island Treatment Plant and increased use of the Boston Harbor Islands. Through a public information campaign, called "Beyond the Big Dig," planning of the new open spaces created by the now-depressed Central Artery went into high gear, but governance issues remain. Air pollution caused by fuel emissions continues to be a serious environmental hazard, the result of increased rates of automobile ownership and increased miles traveled in the region. The Metropolitan Area Planning Council kicked off a Regional Growth Strategy planning process with stakeholders across the region, and the state developed a new Environmental Justice framework to address health hazards in low-income communities.

HOUSING

The affordable housing crisis in Boston is getting worse. In the 1990s in Metro Boston, the number of households increased by 129,265, faster than the production of new housing, at 91,567. In combination with a decline in public investment, both market rate and affordable housing is in short supply, driving a dramatic increase in prices. Housing prices in Boston increased by 37% between 2000 and 2002 alone. Homelessness also has increased in Boston and the state, with 6,200 homeless individuals identified in Boston in 2002, and a marked increase in homelessness among families with children. In response to the housing shortage, local colleges and universities have built some 3,067 on-campus dormitory units since 1998, and community development corporations have increased production of housing units.

PUBLIC HEALTH

Boston is considered a medical mecca, and the Boston Public Health Commission is one of the finest in the nation. However, racial disparities in health outcomes persist – from infant mortality rates, to asthma

rates among children, to breast cancer and heart problems among adults. Health care costs are rising rapidly, and the percentage of uninsured adults is increasing. Due to state budget cuts, 500,000 Massachusetts Medicaid beneficiaries lost coverage for eyeglasses, dentures and prostheses at the end of 2002, and cuts in total coverage for 50,000 more are due to take effect in 2003. In addition, emergency preparedness mandates have shifted resources from the public health infrastructure without providing federal funding to fill the gaps.

PUBLIC SAFETY

Survey data indicate that Boston's residents feel safer in their neighborhoods, enjoy an improved quality of life, and have a higher level of confidence in the Boston Police Department. Overall, crime rates in Boston have declined: youth arrests by 25%, and incidents of domestic violence by 17%. Property crimes increased slightly and hate crimes against people of Middle Eastern origin increased after 9/11. A period of rising homicide rates in 2002 raised concerns about the re-entry of ex-offenders into neighborhoods, prompting a reaffirmation of the partnerships among community, clergy, and city and state departments that contributed to the "Boston Miracle" in the mid-1990s. New homeland security responsibilities are placing new demands on police staffing and budgets.

TECHNOLOGY

Massachusetts is a national Leading Technology State (LTS), and Metro Boston's strong position in the New Economy is mainly a function of its capacity for innovation. When compared with other LTS's on a per capita basis, the state ranks 1st for patents, 1st in federal research and development funds, and has the highest percentage of scientists and engineers in the work force. Boston has invested heavily in technology in schools, with a high level of corporate contributions. The city, working with community groups, has also improved public access to technology, with 115 community technology centers. One third of the state's population, however, still lacks New Economy skills, and a "digital divide" persists between people of different income and education levels, and across racial lines.

TRANSPORTATION

With near-completion of the $14.6 billion Big Dig, congestion on Boston's streets will improve, but the region faces other serious challenges: new security demands at the Port of Boston and Logan Airport; a sharp divide between Massport and nearby cities and towns over a proposed new runway at Logan; disparities in the quality of service for transit-dependent communities; and a possible loss of federal subsidies for Amtrak. Expanded MBTA commuter-rail service and a commitment to replace all diesel buses with low-emissions vehicles are bright spots, as well as comprehensive plans released in 2002 by the City of Boston and the Metropolitan Planning Organization, including an Urban Ring of transit service connections. However, both highways and the "T" are reaching capacity, with tension between maintaining existing systems and expansion.

Introduction

The first Boston Indicators Report was released in 2000 at a moment we now recognize as a 100-year pinnacle of success. A booming economy had fueled growth in high-tech companies, financial services and real estate. Unemployment had reached historic lows, and businesses were competing for workers.

The first report, *The Wisdom of Our Choices: Boston's Indicators of Progress, Change and Sustainability*, emphasized the risk of Boston's becoming a tale of two cities – one rich, the other poor – the result of an expanding New Economy in which educational attainment determined winners and losers. The big debates centered on how to spend the state surplus, how to spread wealth and what to do about a shortage of affordable housing and suburban sprawl – the undertow of the city and region's explosive success.

Much has changed since 2000. The end of a period of expansion was marked by a recession and the events of September 11, 2001. Boston has remained one of the most diverse, successful, and beautiful cities in the nation, still strong and resilient – but vulnerable to global uncertainties, a state fiscal crisis, and growing competition from other cities and regions around the nation and around the world.

What follows is a summary of the Boston Indicators Report 2002, *Creativity and Innovation: A Bridge to the Future*. The full report presents goals and measures of change in 10 sectors, and is available on line at a new interactive website: *www.bostonindicators.org*. This summary report draws conclusions from data in the full report and reflects a growing consensus that Boston's future economic prosperity in not assured. It outlines the history of innovation in Boston and describes the "three-legged stool" of Boston's competitive advantage: a strong infrastructure; the culture and practice of innovation; and human capital.

A principal conclusion of the report is that one leg of the stool – human capital in the form of the city and region's large pool of talented young people – is already at risk, despite stellar rankings on many indices of competitive advantage. In the 1990s, Boston, the region and the state lost a significant percentage of young people between the ages of 20 and 35, a loss made more significant by the growth of this age group in Boston's major competitor cities. This decrease in energetic young people reflects a "brain drain" that threatens the region's future prosperity, unless the challenge is met by growing, retaining and attracting talented young adults – the drivers of innovation.

The report offers insights into the key variables that are affecting Boston's future economic and social growth. It also emphasizes the importance of drawing on Metro Boston's history as a wellspring of innovation as a proven way to confront difficult fiscal times and to find common ground and common cause.

A THREE LEGGED STOOL:

Technological and civic innovation have fueled Boston's growth.

This ability to innovate and reinvent is Boston's competitive advantage.

It lies in three areas:

1. A Strong Institutional and Physical Infrastructure

- The region's 74 colleges and universities
- Physical assets
- Status as the institutional and financial capital of New England
- A highly diverse and innovative nonprofit sector

2. A Culture and Practice of Innovation

- The high level of patents granted to Massachusetts innovators
- Research and development (R&D) funding and activity
- Venture capital
- An exporter of ideas and expertise
- Civic engagement and public discourse

3. Human Capital: Skills, Talents and Aspirations

- One of the most highly educated workforces in the world
- College graduates and graduate students who stay and start companies and organizations
- New immigrants who are revitalizing the region's cities and replenishing the region's workforce
- Growing racial/ethnic diversity
- Boston acts as a magnet for the "creative class"

Innovation at the Core of Boston's Success

Metro Boston U.S. Firsts

Science and Technology

- **1721:** African vaccination method for small pox, Onesimus, a slave
- **1814:** Steam-powered looms, Waltham
- **1846:** Anesthetic, ether, MGH
- **1869:** Automatic vote-counter, Edison
- **1876:** Telephone, Bell
- **1878:** Bicycle commissioned, Pope
- **1884:** Carbon filament lamp, Latimer, son of slaves
- **1895:** Safety razor, disposable blade, Gillette
- **1900:** New acoustics, Symphony Hall
- **1942:** Jet engine tested, G.E.
- **1944:** Mark I computer, Harvard
- **1946:** Microwave, Raytheon
- **1947:** Chemotherapy, childhood cancer, Farber
- **1948:** Instant photography, Polaroid
- **1948:** Whirlwind computer, MIT
- **1954:** Successful organ transplant, Brigham Hospital
- **1962:** Successful reattachment of limb, MGH
- **1969:** Apollo 11 moon flight, Draper Lab navigation
- **1969:** Communication – two computers, BBN
- **1972:** E-mail, Tomlinson & BBN
- **1975:** Decoding of DNA, Gilbert
- **1978:** Software, VisiCalc, for new personal computer, Bricklin
- **1983:** Therapy to halt multiple sclerosis, Biogen
- **1983:** Peacekeeper missile guidance, Draper
- **1990:** Human Genome Project, Whitehead Institute
- **2001:** Robotic surveillance, Draper
- **2002:** Flight systems for space shuttle/ station, Draper

"...over the post-World War II period it has been scientific and engineering innovation that has led Massachusetts out of economic decline into prosperity and full employment. The structure of industries, the nature of investment, the stock of human capital all point to recovery rooted in innovation in Massachusetts."

Paul Harrington, Northeastern University Center for Labor Market Studies, 2002

Boston often is portrayed as a stodgy old city in an historic region – the beneficiary and captive of a glorious past. This stereotype fails to capture one of the key facets of the city's growth and character. In fact, Boston is best characterized by its penchant for innovation. Over the course of its 372-year history, Boston has surmounted one boom-and-bust cycle after another through civic imagination and technological innovation – often fueled by a new wave of immigration. From the first written Constitution still in use to the nation's first regional park and subway systems to the research-based industries of today, Boston has stood at the forefront of technological and civic transformation.

In the 20th century, Boston experienced a long period of stagnation, emerging only in the late 1950s with a vision for the New Boston. Marking the beginning of a period of sometimes painful "urban renewal," the New Boston was symbolized at the time by the construction of the Prudential Center on the old railroad yards leading to Back Bay station. The New Boston's growth was later complemented by development along Route 128 where fledgling high-tech defense industries were locating.

Boston emerged again from recession, and from the violence surrounding school desegregation in the mid-1970s, with new community-based institutions, including community development corporations, neighborhood health centers and greenspace organizations, as well as public-private partnerships in housing and education.

This period of city building also saw the rise of local innovations in computer technology and the emergence of successful software and bioscience companies.

Rebounding from recession once again in the early 1990s, Metro Boston grew rapidly as a New Economy powerhouse. New growth clusters at the cutting edge of innovation in gene therapies and nano-technology emerged. This era of city building saw investment in community technology centers, open spaces fronting on a cleaned-up Boston Harbor, and revitalized neighborhood business districts. It also focused attention on the development of the South Boston waterfront as an expansion of downtown. And the Big Dig – the largest infrastructure project in the nation – was initiated in order to enhance the network of regional transportation connections. This time the city and region's economic growth centered on New Economy "clusters" of industry: higher education, health care, financial services, professional and business services, and tourism/hospitality.

Today, Boston drives the Massachusetts economy and is the financial and cultural capital of New England. With little more than 9% of the Bay State's population, it accounts for more than twice that percentage in jobs, goods and services, and state tax revenues. Boston also anchors Metro Boston – currently identified as one of only 42 major high-tech centers around the globe.

Boston's long history of innovation and change reflects its citizens' extraordinary ability to make ground-breaking progress – in science and technology, in cultural and civic life, and in all those areas that nurture the development of the human mind and spirit.

Metro Boston U.S. Firsts

Civic Imagination

1630: Boston, "a city upon a hill," founded on land of the Massachuset people

1634: First public market

1635: Public school, Boston Latin

1636: College, Harvard

1675: War of Indian resistance

1704: Regular newspaper

1776: Published black poetess, Wheatley

1780: Oldest written constitution still in use, Adams

1783: State abolition of slavery

1784: Commercial bank

1798: Commissioner of Public Health, Paul Revere

1809: Professional orchestra

1831: Abolitionist Movement

1830s: Women's Suffrage Movement

1837: State Board of Education

1852: Free public lending library

1854: Paid city police force

1862: Football club

1872: Nursing school, Dr. Dimock

1881: City/metro park system

1897: Subway

1903: World Series win

1909: Cooperative education, Northeastern University

1924: Mutual fund, MFS

1937: Pullman Co./African-American porters contract

1966: Black head coach in the NBA

1971: Quincy Market renovation as festival marketplace

1970s: Network of health centers and CDC's

1982: Business/schools agreement, Boston Compact

2000: Major harbor clean-up completed

2002: Cable suspension Leonard Zakim Bunker Hill Bridge, part of Big Dig, largest highway project

Competitive Rankings

Category	Index/Report	Year	Geography/Ranking
Innovation	**Index for the Innovation Economy** **Mass. Technology Collaborative (MTC)**	**2002**	**Massachusetts is one of the Leading Technology States in the U.S.**

MTC's *Index of the Massachusetts Innovation Economy* measures the pace of innovation, compares the seven leading technology states (California, Colorado, Connecticut, Massachusetts, Minnesota, New Jersey, and New York) in nine broad industry clusters: Software & communications services; innovation services; postsecondary education; diversified industrial support; financial services; health care technology; textiles and apparel; computer and communications hardware; and defense. These nine clusters account for about one quarter of all private employment in the Commonwealth. Massachusetts is doing well compared to other Leading Technology States in the percentage of PhD scientists and engineers, attracting R&D and venture capital funds, and in the new "Life Sciences" sector. But it is losing ground because of slow population growth, the high cost of housing, low higher educational enrollments, and the slow growth of the "gazelle" or fast-growth companies.

Category	Index/Report	Year	Geography/Ranking
Creativity	**Creative Class Index** *Rise of the Creative Class:* Richard Florida/ Carnegie Mellon University	**2002**	**Boston tied for 3rd with San Diego**

The Creativity Index uses the Milken Index (see below) as well as a mix of other factors, including: the "creative class" share of the workforce; high-tech industry and innovation as measured by patents per capita; and diversity, as measured by the Gay Index, a proxy for an area's openness to different kinds of people and ideas. The Creativity Index is designed as an indicator of a region's overall standing in the creative economy and a barometer of a region's longer-run economic potential.

Category	Index/Report	Year	Geography/Ranking
Science and Technology	**State Science and Technology Index** Milken Institute	**2002**	**Massachusetts 1st among 50 states**

The Milken Institute index encapsulates a comprehensive inventory of technology and science assets, and provides states with benchmarks of technology progress to leverage and promote economic development. It is composed of five major, equally weighted indices: research and development inputs; risk capital and entrepreneurial infrastructure; human capital investment; technology and science workforce; and technology concentration and dynamism.

Category	Index/Report	Year	Geography/Ranking
New Economy	**State New Economy Index** Progressive Policy Institute	**2002**	**Massachusetts 1st among 50 states**

The Progressive Policy Institute's New Economy Index measures the New Economy as it affects all sectors with a ranking based on 21 Indicators divided into five categories: 1) knowledge jobs; 2) globalization; 3) economic dynamism and competition; 4) transformation to a digital economy; and 5) technological innovation capacity.

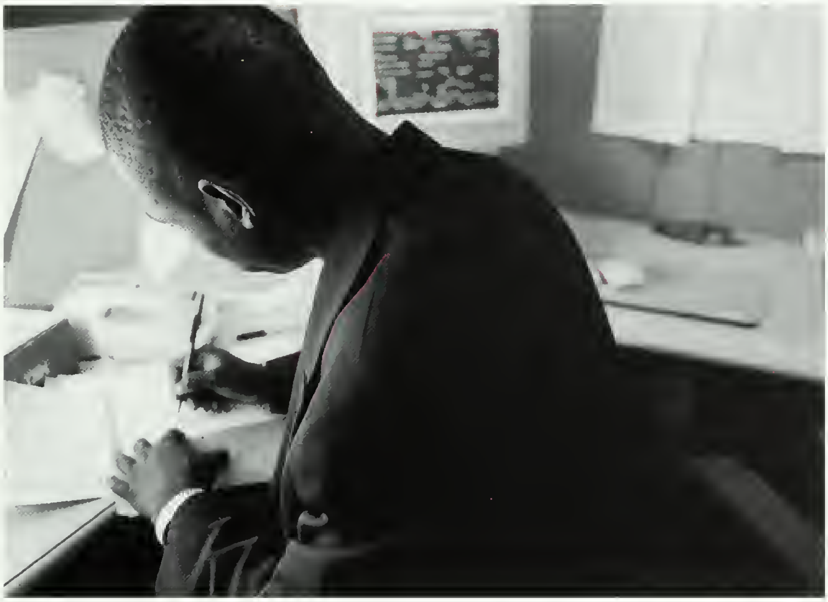
Category	Index/Report	Year	Geography/Ranking
Bio-sciences	**Signs of Life: The Growth of Biotechnology Centers in the US** Brookings Institute	**2002**	**Metro Boston tied for 1st with San Francisco among 51 largest metro areas**

This report provides an analysis of biotechnology activity in the 51 largest U.S. metropolitan areas, and finds the industry heavily concentrated in nine regions that excel because they possess two key ingredients necessary for biotech growth: a strong research base and the ability to convert research into commercial activities.

Category	Index/Report	Year	Geography/Ranking
Overall Competitiveness	**Metro Area and State Competitiveness** Beacon Hill Institute	**2002**	**Metro Boston 3rd among 50 largest metro areas**

This report combines more than three dozen measures to create a "competitiveness index" for each of the country's 50 largest metro areas, including: human resources; technology; openness to commerce; crime prevention; government and fiscal policy; and infrastructure and environmental policy. Boston ranks third, behind Seattle and San Francisco

Boston's Competitive Advantages



Strengths

A diversified economy

World-class educational and cultural institutions

Racial/ethnic diversity reflecting ties to most parts of the world

The fruits of investment in research and city building

Unique environmental assets such as a newly clean harbor, and an expanding system of urban open space

Global connectivity: an international port and airport

An expanding public transportation system

A wealth of human capital in the skills, ideas and aspirations of residents who are ready to develop new strategies for success in the challenging 21st century

Challenges

A national recession tied to a downturn in key local industries and job losses

Sharp cuts in state local aid to cities and towns, threatening recent gains in education reform and public health

State budget cuts in public health, higher education and human services

Housing costs that remain unaffordable to many new homebuyers and renters, exacerbating homelessness and discouraging young workers

Racial disparities in health, housing, transportation and educational opportunity

Lack of demographically representative leadership

Loss of local business ownership

Cuts in funding to cultural institutions and arts organizations, threatening Boston's cultural vitality

Keen competition with cities and regions across the nation and the world for a share of New Economy industries

What Metro Boston lacks in oil, coal, and corn, it makes up for in the intellectual and financial capital that fuels innovation – the key to the region's past success and future prosperity. Through the alchemy of civic imagination, technological innovation and immigration, Boston's strengths have built on and reinforced each other, generating the next spurt of economic growth, attracting the next wave of immigrants, and creating the next phase of city building.

Today, Boston and the surrounding region face stiff competition from both national and global competitors. Having been on the cutting edge of a number of new industries, Massachusetts today must compete with other Leading Technology States for venture capital, research dollars, highly-skilled workers, manufacturing jobs and business headquarters. The Commonwealth's strongest competitors are California, Colorado, Minnesota, Connecticut, New Jersey, New York and Texas. According to the Brookings Institute, while Massachusetts today attracts the greatest share, among all states, of health-related R&D funds, 51 regions have started aggressive Life Sciences initiatives.

In addition, new competition is mounting as other states and regions around the world are increasing their investment in education, technology, innovation and workforce development. Despite their high ranking on numerous indices today, Boston and the region can no longer take their status in the New Economy for granted.

BOSTON'S COMPETITIVE ADVANTAGES: A THREE-LEGGED STOOL

A rich mixture of ingredients and achievements make up each leg of the three-legged stool that combined to create Boston's competitive advantage as it moves into the 21st Century.

1. A Strong Institutional and Physical Infrastructure

- ***The region's 74 colleges and universities.*** With a total enrollment of more than 265,000 students – one third of all college students in New England – Boston possesses an ecosystem of intellectual ferment and technological innovation. Contributing several billions of dollars annually to the local economy, Boston's higher education institutions also attract many of the young people essential to Greater Boston's future.

- ***Physical assets.*** Boston has an abundance of physical assets, including the new Harbor Islands National Park, an award-winning 2,200-acre park system, the fifth largest public transit system in the nation, historic and contemporary architectural gems, and proximity to the ocean and other recreational resources unique to New England.

- ***Status as the institutional, cultural and financial capital of New England.*** Boston is an anchor and magnet for business, tourism and technological expertise for secondary cities in the region – with the advantage of proximity to other major centers of government, commerce and culture such as Washington, D.C., New York City and Europe.

- ***A highly diverse and innovative nonprofit sector.*** With more than 3,000 nonprofit organizations, large and small, this sector is the equivalent of a multi-billion-dollar industry in Boston with thousands of employees. Boston's major teaching hospitals provide thousands of jobs and Boston's 26 community health centers alone constitute a $300-million-dollar industry. Boston contains more cultural organizations per capita than other major cities, including New York and Chicago. The Museum of Fine Arts, with 1300 employees, is one of the larger employers in Boston and a major regional tourist attraction.

2. *A Culture and Practice of Innovation*

- ***The high level of patents granted to Massachusetts innovators.*** In 2001, about 4,000 patents were granted to Massachusetts innovators. This was an increase of 3.4% over 2000, according to the Massachusetts Technology Collaborative. This places Massachusetts ahead of the other Leading Technology States in this widely-used measure of innovation capacity and economic dynamism.

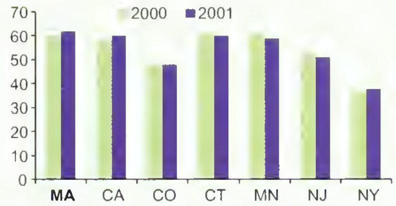
- ***Research and Development (R&D) funding and activity.*** The region's academic and private-sector research institutes generate the research to support the conversion of new ideas into new companies and new jobs. In 2000, Massachusetts attracted the highest share of R&D funds per capita, among all states, at $348 per 1,000 people – over $4 billion in total. For total R&D dollars, it is second only to the much larger state of California.

- ***Venture capital.*** The expertise to recognize and fund worthy new projects and products is very highly developed. Massachusetts venture capital funding did drop over 50% from more than $10 billion in 2000 to nearly $5 billion in 2001, due to the contracting economy. Despite this decline, the state's share of U.S. venture capital funding increased from 10% to 12%, and ranks second only to California among Leading Technology States.

- ***An exporter of ideas and expertise.*** From the development of groundbreaking new software, to research on high-tech sectors, to transportation planning and architecture, Boston regularly exports consulting expertise to cities and nations around the world. Its nonprofit sector exports models of affordable housing development and financing, youth programming and community-based health care. The Efficacy Institute and YouthBuild, headquartered locally, operate nationwide, as does City Year, which is even expanding internationally. First Night, a local innovation, is now celebrated around the world.

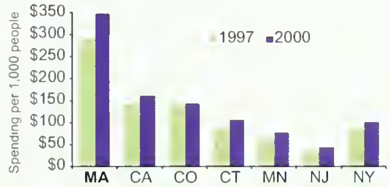
- ***Civic engagement and public discourse.*** These have been hallmarks of the city and region for many centuries. Boston and Massachusetts have long contributed ideas and talent to the cultural life of the nation and to its democratic institutions.

Number of patents issued
to state residents per 100,000 residents
Massachusetts & LTS*, 2000 & 2001



* Leading Technology States

Federal R&D expenditures in
academic and nonprofit research
institutions per 1,000 people
Massachusetts & LTS *,1997 & 2000



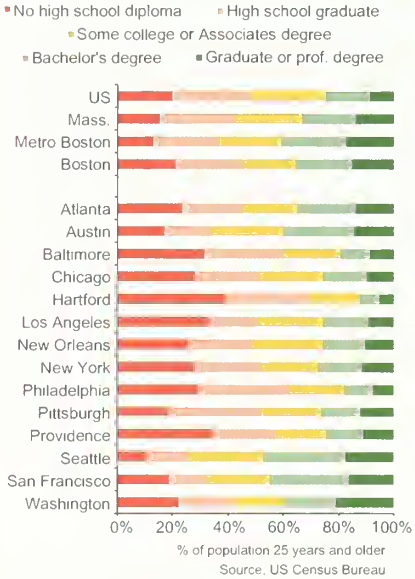
* Leading Technology States

Source: Massachusetts Technology Collaborative
2002 Index of the Massachusetts Innovation Economy
National Science Foundation

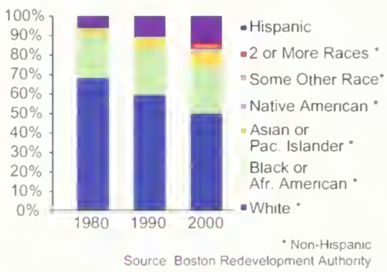
Venture capital investments received
by companies & percent of total
US venture capital investment in
Massachusetts, 1997-2001

Source: Massachusetts Technology Collaborative
2002 Index of the Massachusetts Innovation Economy

Educational attainment rates
Boston & selected cities
2000



Population by race
Boston, 1980-2000



3. *Human Capital: Skills, Talents and Aspirations*

- ***One of the most highly educated workforces in the world.*** Fully 36% of Boston residents, and 40% of those in the region, hold a Bachelor's degree or higher.

- ***College graduates and graduate students who stay to start companies and organizations.*** Creative young adults leave universities and research institutes to found groundbreaking companies and organizations – spawning new industry clusters. While only about 9% of MIT graduates grew up in the Bay State, more than 45% of the software, biotech and electronics companies founded by MIT graduates are located in Massachusetts. These companies employ more than 125,000 people.

- ***New immigrants are revitalizing the region's cities and replenishing the region's workforce.*** One of every five labor force participants between the ages of 20 and 35 was a foreign immigrant in Massachusetts in 2000.

- ***Growing racial/ethnic diversity.*** Boston's racial and ethnic diversity connects the region to ideas and nations across the world. Boston's population is slightly more than 50% of color; 100 distinct ethnic and cultural groups reside in Boston; and more than 140 languages are spoken in Boston homes.

- ***Boston acts as a magnet for the creative class.*** Trendsetters and knowledge workers seek out and create unique and dynamic places. Boston's thought leaders and students, as well as its artists, actors, musicians, writers, filmmakers, "gearheads," designers and inventors, in combination with new and old cultural traditions, create a rich mix of cultural vitality.

A Tipping Point?

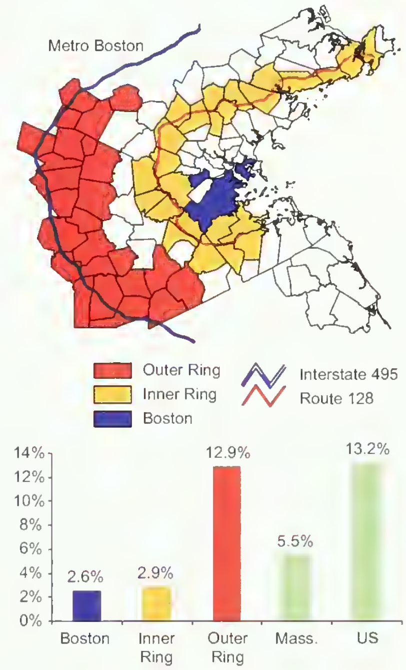
> ***"(The) possibility of sudden change is at the center of the idea of the Tipping Point... the moment of critical mass, the threshold ... a place where the unexpected becomes expected, where radical change is more than a possibility."***
>
> Malcolm Gladwell
> The Tipping Point, 2000

Of the three major areas of Boston's competitive advantage, one has the potential to tip the balance, advancing or compromising the other two. This critical advantage is human capital. And, because people with choices can leave, it is also the most vulnerable of the three areas. Growing and retaining a pool of young knowledge workers – the growth tip of the region's economy – is critical to the city and to the region's future. If we can secure a place for talented young people of all races and backgrounds, the likelihood is that opportunities for advancement and a higher quality of life will expand for all.

For decades, Metro Boston has relied on the ready pool of high-skilled young adults turned out each year by colleges and universities in the area. In a pinch – such as during the tight labor market of the 1990s – the fallback strategy was to import highly trained foreign professionals. But the balance of young knowledge workers in Boston and the surrounding region changed significantly in the 1990s.

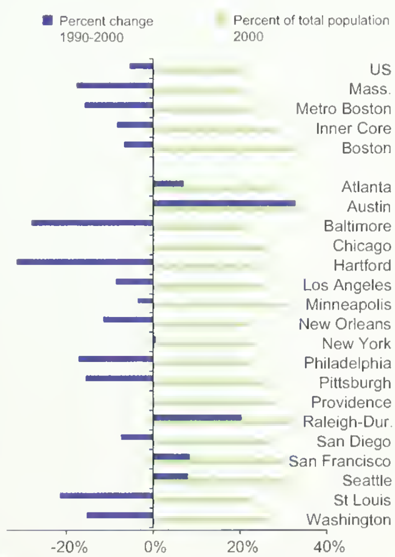
Despite the tight labor market during the 1990s boom, Boston, the region and the state all lost ground in keeping their share of young adults. Over the past decade, Metro Boston's share of 20-24 year olds dropped by 21% and by 13% for 25-34 year olds. The City of Boston's share of 20-24 year-olds declined by 8% and by about 6% for 25-34 year olds. Notably, during the same period, the pool of young people in Boston's major competitor cities grew – some by stunning percentages. In the 1990s, Austin increased its share of young adults by more than 30%, while Raleigh-Durham increased its share by more than 20%. Other major cities to gain these young adults were Atlanta, San Francisco, and Seattle – all of which are Boston's competitors.

Population growth
Metro Boston, Mass. & US, 1990-2000

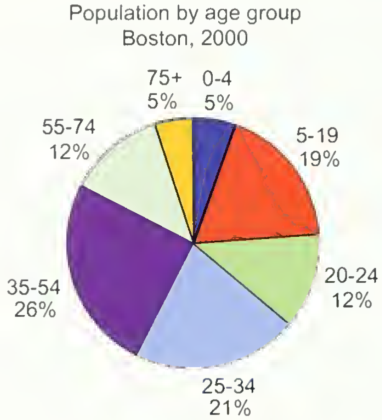


Source Metropolitan Area Planning Council

Percent change & percent total of
20-34 year old population
1990-2000



Source: US Census Bureau



Source: US Census Bureau

Young adults also declined as a percentage of the U.S. population as a whole during the 1990s by 7%, restricting their supply and increasing their value. They are now both in short supply and the acknowledged drivers of the knowledge economy – the generation that grew up with computers and a global perspective on telecommunications.

Boston in 2000 had one of the highest percentages of young adults in the nation, at about 30%, and continues to be ranked highly on almost all relevant measures of strength in the New Economy. And despite the current economic contraction, projections are positive. Nevertheless, the reduction in the proportion of young adults in Boston and the region is a trend that warrants monitoring. It is of particular concern because it happened during the best of times.

It happened despite the tight labor market of the 1990s, the record high-tech boom, a record influx of new immigrants, and the magnetic pull of the "creative class" in Boston – identified by Richard Florida as crucial to a city's growth and economic prosperity in the New Economy.

Malcolm Gladwell argues that a tipping point occurs when a threshold or critical mass is reached. A further reduction in the proportion of young adults in Boston and the region may occasion just such a tipping point, undermining future growth.

SECURING YOUNG KNOWLEDGE WORKERS

At present, several factors are operating together to place limits on the cultivation and retention of young knowledge workers in Boston:

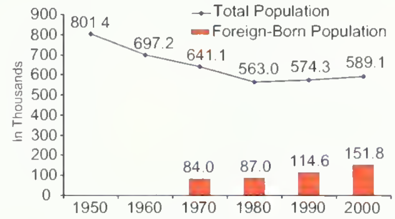
- slow progress in creating a truly effective ladder of educational opportunity and advancement for the city and region's young people – particularly in urban school districts and communities of color;
- aggressive and apparently successful competition by other leading-technology "citistates" for a greater share of R&D funding, students and young adults;
- visa requirements for foreign professionals, more stringent since 9/11, restricting the ability of companies to augment local talent;
- shrinking birth rates in most of the developed world (with the exception of the U.S., Canada and Australia, which have higher rates of immigration and higher rates of fertility), putting a global premium on young talent;
- developing nations seeking their own share of high-tech industries and jobs; and
- the fact that high-skilled knowledge workers do not really need to locate in a city at all. With wireless communication, they can live anywhere – from mountain to beach – working for any number of clients in any number of places.

To the extent that Boston's population is growing, it is because of an influx of new immigrants who are mainly people of color. *The Second Great In-Migration*, a 2001 report by Andy Sum of Northeastern University, points out that, "...all of the labor force growth in Massachusetts over the 1990s was attributable to foreign immigration." However, both the 2000 and 2002 Boston Indicators Reports document persistent racial and ethnic disparities in access to key resources and opportunities among established residents as well as recent newcomers to Boston and the region.

Areas of particular concern are disparities in health and education that start early in life, such as low-birth weight and asthma rates that are high for blacks and Latinos. More than 70% of Boston's public school children (86% of whom are children of color) are eligible for free or reduced-price school lunches – a proxy measure of poverty that has remained unchanged since the 1990s. Third grade reading scores, 10th grade MCAS scores and public higher education enrollment rates also point to the need for sustained commitment and investment in order to successfully nurture local talent.

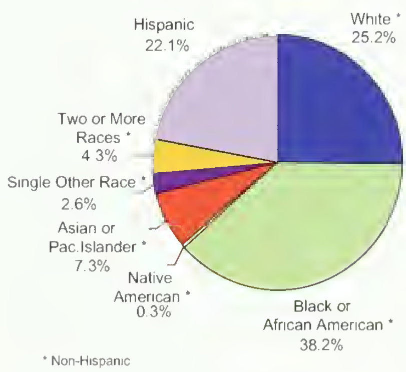
Boston is making steady progress in education reform. But to grow Boston's ability to succeed in the sink-or-swim waters of the global economy, it must find new and even more effective ways to nurture local talent and provide access to high quality resources and opportunities for advancement – a daunting challenge in an era of shrinking revenues.

Total & foreign-born population
Boston, 1950-2000



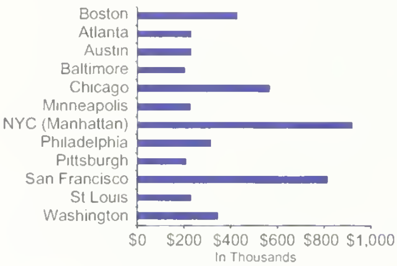
Source: Boston Redevelopment Authority
US Census Bureau

Population 14-17 years old by race
Boston, 2000



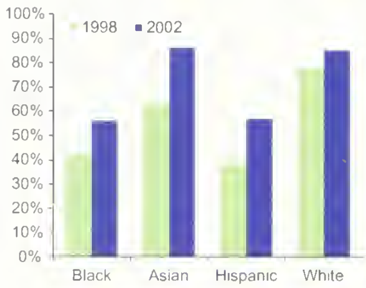
Source: US Census Bureau

Median home price
Boston & selected cities, 2002



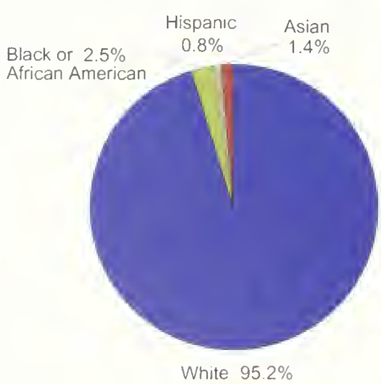
Source ACCRA Cost of Living Index, July 2002
Metropolitan Area Planning Council

10th Grade English MCAS
Percent passing by race
Boston, 1998 & 2002



Source Boston Public Schools

Corporate board representation by race
Greater Boston, 2001



Source Boston Business Journal's
Top 100 Public Companies

Analysis The Partnership, 2001

HIGH LEVERAGE FACTORS

In addition to the fundamental issue of a job, the following variables have been found, in research and in convenings of the Boston Indicators Project, to play a central role in affecting young people's choices and chances:

1. The Cost of Housing

On housing issues, Metro Boston is split into two distinct interest groups: those who already own a home and those who do not. The results of this disparity are reflected in a recent study showing that doctors recruited to the area are opting not to come, in part because of high housing costs. Young adults, whether recent graduates or new immigrants, are tempted to leave Boston for other cities, as they calculate the disadvantageous ratio of their salary or wages to the cost of housing.

2. Educational Quality and Equity

Education is the great equalizer in the knowledge economy. Yet racial/ethnic, and urban/suburban disparities in the MCAS and other test results persist – despite the Commonwealth's major investment in K-12 education reform and progress made over the last decade. Also, according to the New England Board of Higher Education, public higher education tuition costs in Massachusetts rank among the highest in the country. This constitutes a barrier to college and university enrollment among low- and middle-income students. Massachusetts also lags in its investment in public higher education when compared with other states.

3. Room at the Top

Leadership in business, electoral politics and the nonprofit sector does not reflect the region's gender diversity nor its growing racial/ethnic diversity. Discouraged by a perceived lack of opportunity, talented young people of color and innovative young people of all races are choosing dynamic opportunities in other cities and regions. Businesses and organizations in the Boston area also report difficulty in recruiting young professionals of color.

On the other hand, baby-boomers are growing as a proportion of the Boston and regional population and are aging in place, filling leadership positions and restricting opportunities for younger people to advance. The region is also going through a period of economic consolidation. The net number of high-level positions in local companies and organizations is decreasing, which also limits opportunities for young people to advance.

4. Cultural Vitality

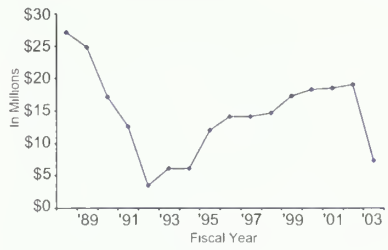
Young people are energetic consumers and producers of cultural resources. But cuts in state funding for the arts threaten to turn back gains made in the quality and dynamism of the city's cultural life over the past several decades. In response to declining state tax revenues, the Massachussetts Cultural Council's fiscal 2003 appropriation was cut by 62% – the highest percentage of any state agency despite its small relative size. As a result, all community-based and other arts programs supported by small grants from the Council have also received cuts of about 62% as well.

Major public/private collaborations are leading to the revitalization of Boston's historic Theater District, open studio activity is expanding and the City is working hard to increase the stock of affordable artists' housing. But the recent cuts will affect arts programs and cultural activities throughout the city, especially in the city's neighborhoods. Already underfunded by foundations, corporations and the public sector in Boston in comparison with other major cities, many of Boston's nonprofit arts and cultural programs will be hard pressed to keep their doors open.

5. Environmental Quality

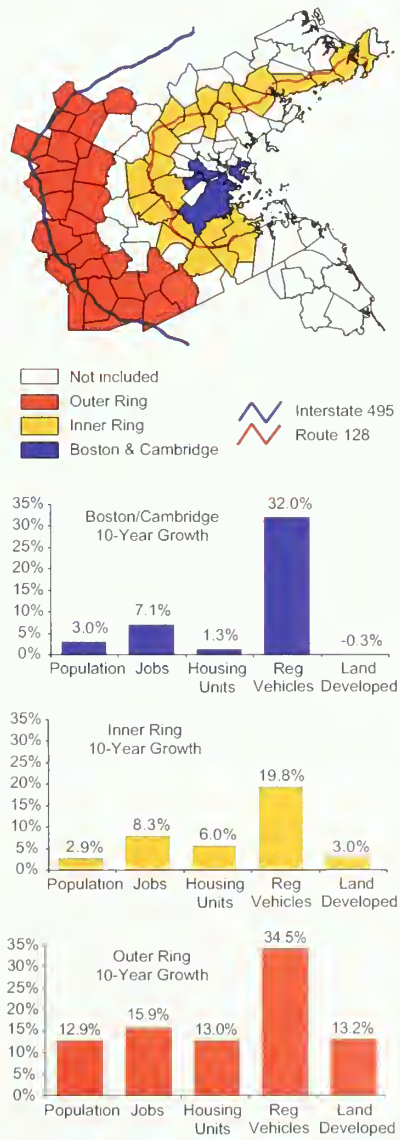
Young adults have grown up with environmental concerns at the fore and global climate change on the horizon. They are disproportionately "green" and understand that not all cities in the United States have long winters. While Boston will never be able to manufacture mountains at its back door, it boasts spectacular natural assets and resources. Among several current trends that affect these assets is Metro Boston's increase in vehicular traffic. The region's high cost of housing is forcing new homebuyers and others to the fringes of the region, where more affordable housing can sometimes be found. This is reinforcing "sprawl," increasing commutes and the need for more cars, which in turn emit more pollutants. On average, residents spent 42 hours stuck in traffic in 2000 compared to 28 hours in 1990. New ways to achieve cleaner air and greener, more efficient transportation will also improve health outcomes for children, adults and seniors.

Massachusetts Cultural Council budget fiscal year 1988-2003



Source Massachusetts Cultural Council

Percentage gowth in population, jobs, housing, vehicles, & land developed Metro Boston, 1990-2000



Source Metropolitan Area Planning Council

High-Leverage Opportunities for Innovation

Maternal health

Early education

Housing for artists, students, single people, young families, empty-nesters and seniors

Philanthropic collaboration

Metropolitan collaboration

Transit-oriented development

Healthy lifestyles

Public/private partnerships

Vehicular, industrial and residential fuel efficiency

Reinventing nonprofits

Voter participation

Civic engagement

Reinventing government

Mentoring new leadership

THE PROMISE OF INNOVATION

The most important challenge facing Boston and the region today is to invest in the future of children and preserve the quality of life in the face of steep budget cuts. Declining tax revenues and mounting deficits are leading to severe cuts in public health, affordable housing, educational enrichment and cultural programs. This is a short-sighted and dangerous strategy in terms of what we know about the importance of human capital. Meeting the current challenge requires, instead, positive solutions and an unprecedented level of collaboration.

In these difficult times, innovators in Boston and the region are already obtaining outstanding efficiencies and outcomes. Here are a few examples:

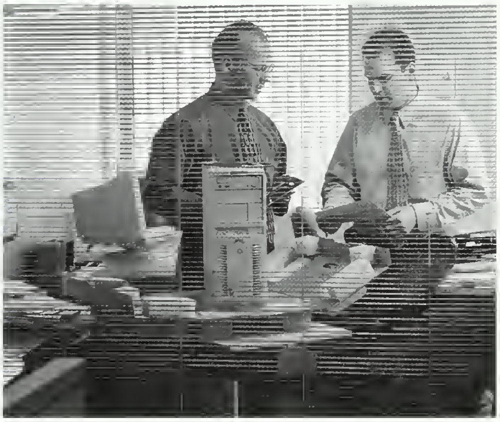
- *Municipal Collaboration*
  The new Metropolitan Mayors Coalition founded in 2001 by the mayors and city managers of Boston, Cambridge, Chelsea, Everett, Malden, Melrose, Quincy, Revere and Somerville has been meeting regularly to explore collaboration on a range of challenges from emergency preparedness to health insurance costs to energy policies to economic opportunity. Coordinated by the Metropolitan Area Planning Council, the coalition already has begun to make group purchases and is working on other collaborative innovations.

- *Civic Engagement*
  A major effort to increase voter registration and voter participation, the Civic Engagement Initiative, initiated by groups such as Boston Vote, Dunk the Vote, the Greater Boston Interfaith Organization and others – and funded by the Boston Foundation and others – resulted in unprecedented increases in voting rates in many neighborhoods.

- *The Arts*
  Boston arguably has more arts organizations per capita than any other city in the nation. These organizations – in combination with avant-garde students, ethnic traditions and cultural institutions – create an ecosystem of creativity and innovation for the entire region. Organizations such as ACT Roxbury and the coordinated open studios season combine artistic expression, community development and commerce in high-leverage events. Boston also has created a groundbreaking annual event – the nation's first CyberArts Festival – showcasing artists and organizations that merge technology with art in exciting new ways.

Schools
Pilot Schools, created by Mayor Menino, the School Committee and the Teachers Union in 1994, allow for greater creativity, flexibility and experimentation in public schools, and achieve higher test scores and greater teacher and student satisfaction. The Boston Arts Academy and TechBoston High School are recent pilot school entrants. Charter Schools also are laboratories of change. The Academy of the Pacific Rim Charter School used a unique combination of eastern and western educational and character development strategies to achieve the third highest MCAS scores in Boston – just after Boston's exam schools.

Health Care
Codman Square Health Center and Dorchester House Multi-Service Center have formed a new corporation called Health Services Partnership, merging departments of medical and behavioral health, information technology, managed care services, quality improvement, some financial services, public health, education, and youth and family support. Saving hundreds of thousands of dollars, the merger creates efficiencies while preserving the identity and culture of each health center.



Housing
Almost 50 certified Bay State builders are working with local architects and community development corporations to construct Energy Star houses that are 30% more efficient than traditional houses. Since 1998, they have built 5,000 Energy-Star certified homes, with agreements to build more than 3,000 more within the next few years.

Transportation
Zip Cars are an opportunity (at a price) to have convenient access to a car in Boston or for occasional long-distance travel without having to own one. "Car Free in Boston" provides information on taxi service, car-sharing and car rentals.

Technology
More than 115 Community Technology Centers are peppered throughout the city, in a variety of settings, from community centers to public libraries to housing developments and nonprofit organizations – all of them providing access and training for Boston residents who want to be able to participate in the New Economy.

University/Community Partnerships
Nonprofit Networks is a new organization that bridges the university/community divide by connecting nonprofit leaders to graduate students and resources at area colleges and universities. Its goal is to build partnerships, strengthen the nonprofit sector and develop a cadre of future nonprofit leaders.

CREATING OUR OWN EPIDEMIC

Malcolm Gladwell writes that ideas travel through populations slowly at first, a person at a time, but at some point hit a threshold and spread quickly – like an epidemic "infecting" many people at once. It would be the kiss of stagnation, for Boston and the region, if young people were to say to one another: "Boston is a great place to grow up, a great place to go to school, but I really can't afford to live here," or, worse, "I don't really want to live here." Some of this thinking may already be driving the choices that have resulted in the loss of Boston's share of young adults in the 1990s.

Instead, we need an antidote – the powerful idea that Boston is one of the most innovative and welcoming cities in the world. We need young people to say to one another: "Boston is the place where people are tackling the really big problems and coming up with solutions that are driving change around the world. This where I want to be." But creating that "infecting" idea and turning back the current trend will not be easy.

Challenging times like these can splinter Boston along the old fault lines: race, class and geography. They can lead to bitter competition for a shrinking pie, to turf wars and even to civil strife.

Alternatively, difficult times can call forth something deeper – a sense that we are in this together, that we can create the future we want if we build on Boston's tremendous strengths, talents and diversity.

Boston is a small city bounded by lines drawn almost 400 years ago. And yet, from the time of its founding as "a city upon a hill, with the eyes of all the world upon it," it has accepted its special mission as a beacon of new possibilities. Even, and perhaps especially, in hard times, Bostonians have risen to this challenge through the force of innovation and civic imagination, creating the next great period of development of the city and its people.

The Boston Indicators Project provides a way to envision the kind of place we want to live in and the kind of community we want to be in 2030 – the city's 400th anniversary – and to measure progress along the way. The Boston Foundation and its partners are committed to providing ways for stakeholders from every community and every sector to come together and begin the difficult but creative work of finding common ground and strategies to sustain our generative spirit and economy.

If any place on earth has the resources, the talent and the historical precedents to find a new way through the stark choices and challenges of the early 21st century, it is Boston. And in so doing, we will grow, educate, and attract those talented young people who are the lifeblood of a vibrant future.

Metro Boston

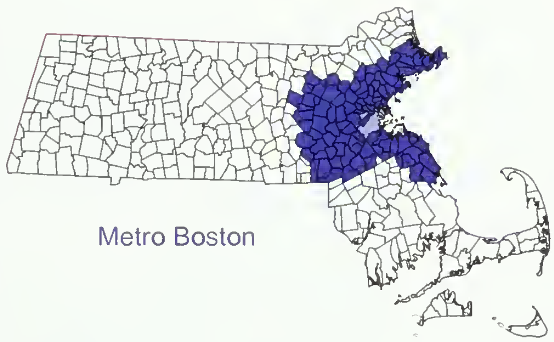
	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	2,922,934	100.0%	3,066,394	100.0%	4.9%
% of Mass. Population		48.6%		48.3%	
Race & Ethnicity					
Non-Hispanic					
White	2,492,900	85.3%	2,409,292	78.6%	-3.4%
Black or Afr American	192,046	6.6%	216,537	7.1%	12.8%
Asian or Pacific Islander	93,842	3.2%	164,324	5.4%	75.1%
Native American	4,302	0.1%	4,322	0.1%	0.5%
Some Other Race	8,835	0.3%	18,560	0.6%	110.1%
Two or More Races	na	na	57,761	1.9%	na
Hispanic	131,009	4.5%	195,598	6.4%	49.3%
Age					
< 5	186,170	6.4%	187,123	6.1%	0.5%
5-9	163,537	5.6%	194,797	6.4%	19.1%
10-14	150,255	5.1%	190,803	6.2%	27.0%
15-19	188,465	6.4%	187,597	6.1%	-0.5%
20-24	269,670	9.2%	212,062	6.9%	-21.4%
25-34	570,812	19.5%	495,387	16.2%	-13.2%
35-44	448,915	15.4%	512,461	16.7%	14.2%
45-54	299,335	10.2%	416,110	13.6%	39.0%
55-64	258,135	8.8%	263,026	8.6%	1.9%
65-79	290,357	9.9%	291,017	9.5%	0.2%
80+	97,283	3.3%	116,011	3.8%	19.3%
LAND					
Land Area (Sq Miles)	1,406.6		1,406.6		
Persons per Sq Mile	2,078		2,180		4.9%
% Developed Land (1999)			42.9%		
HOUSING					
Total Housing Units	1,181,358	100.0%	1,240,698	100.0%	5.0%
% of Mass. Housing Stock		52.6%		50.8%	
Occupied Housing Units	1,111,708	94.1%	1,197,397	96.5%	7.7%
Owner Occupied	616,933	52.2%	688,213	55.5%	11.6%
Renter Occupied	494,775	41.9%	509,184	41.0%	2.9%
Vacant Housing Units	69,650	5.9%	43,301	3.5%	-37.8%
Family Households	711,138	64.0%	735,875	61.5%	3.5%
Married-Couple Family	542,461	48.8%	560,441	46.8%	3.3%
Single-Householder Family	168,677	15.2%	175,434	14.7%	4.0%
Nonfamily Households	400,570	36.0%	461,522	38.5%	15.2%
INCOME & POVERTY *					
Median Household Income **	$54,258		$55,183		1.7%
Per Capita Income	$25,884		$29,783		15.1%
Individuals in Poverty ***	234,779	8.4%	261,631	8.8%	11.4%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** Boston Primary Metropolitan Statistical Area (PMSA)

*** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Data Courtesy of: Metropolitan Area Planning Council, US Census Bureau



POPULATION CHANGE
Highest and Lowest % Growth Among Metro Boston's 101 Cities and Towns

Highest % Growth	1990	2000	Change #	Change %
Middleton	4,921	7,744	2,823	57.4%
Boxborough	3,343	4,868	1,525	45.6%
Hopkinton	9,191	13,346	4,155	45.2%
Franklin	22,095	29,560	7,465	33.8%
Southborough	6,628	8,781	2,153	32.5%
Bolton	3,134	4,148	1,014	32.4%
Medway	9,931	12,448	2,517	25.3%
Chelsea	28,710	35,080	6,370	22.2%
Ashland	12,066	14,674	2,608	21.6%
Wilmington	17,651	21,363	3,712	21.0%

Lowest % Growth				
Nahant	3,828	3,632	-196	-5.1%
Arlington	44,630	42,389	-2,241	-5.0%
Melrose	28,150	27,134	-1,016	-3.6%
Bedford	12,996	12,595	-401	-3.1%
Medford	57,407	55,765	-1,642	-2.9%
Holbrook	11,041	10,785	-256	-2.3%
Belmont	24,720	24,194	-526	-2.1%
Burlington	23,302	22,876	-426	-1.8%
Dedham	23,782	23,464	-318	-1.3%
Manchester	5,286	5,228	-58	-1.1%

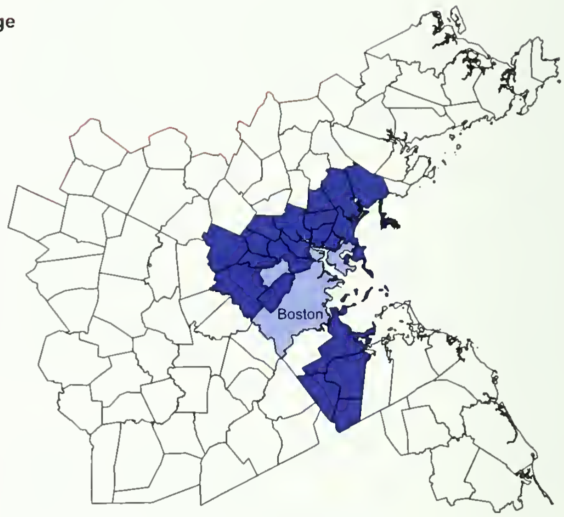
Metro Boston's Inner Core

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	1,579,452	100.0%	1,628,008	100.0%	3.1%
% of Metro Boston Population		54.0%		53.1%	
Race & Ethnicity					
Non-Hispanic					
White	1,214,661	76.9%	1,088,899	66.9%	-10.4%
Black or Afr American	175,828	11.1%	194,982	12.0%	10.9%
Asian or Pacific Islander	72,366	4.6%	124,024	7.6%	71.4%
Native American	2,997	0.2%	2,974	0.2%	-0.8%
Some Other Race	7,379	0.5%	13,944	0.9%	89.0%
Two or More Races	na	na	42,436	2.6%	na
Hispanic	106,221	6.7%	160,749	9.9%	51.3%
Age					
< 5	95,387	6.0%	88,620	5.4%	-7.1%
5-9	79,491	5.0%	89,765	5.5%	12.9%
10-14	71,769	4.5%	88,442	5.4%	23.2%
15-19	103,235	6.5%	105,068	6.5%	1.8%
20-24	172,906	10.9%	152,920	9.4%	-11.6%
25-34	341,745	21.6%	318,259	19.5%	-6.9%
35-44	225,313	14.3%	251,462	15.4%	11.6%
45-54	142,400	9.0%	197,125	12.1%	38.4%
55-64	129,550	8.2%	127,772	7.8%	-1.4%
65-79	160,916	10.2%	148,052	9.1%	-8.0%
80+	56,740	3.6%	60,523	3.7%	6.7%
LAND					
Land Area (Sq Miles)	213.0		213.0		
Persons per Sq Mile	7,416		7,644		3.1%
% Developed Land (1999)			64.3%		
HOUSING					
Total Housing Units	668,416	100.0%	685,218	100.0%	2.5%
% of Metro Boston Housing		56.6%		55.2%	
Occupied Housing Units	625,011	93.5%	659,798	96.3%	5.6%
Owner Occupied	265,656	39.7%	287,071	41.9%	8.1%
Renter Occupied	359,355	53.8%	372,727	54.4%	3.7%
Vacant Housing Units	43,405	6.5%	25,420	3.7%	-41.4%
Family Households	354,590	56.7%	354,300	53.7%	-0.1%
Married-Couple Family	246,350	39.4%	242,638	36.8%	-1.5%
Single-Householder Family	108,240	17.3%	111,662	16.9%	3.2%
Nonfamily Households	270,421	43.3%	305,498	46.3%	13.0%
INCOME & POVERTY					
Median Household Income	na		na		na
Per Capita Income **	$22,419		$26,415		17.8%
Individuals in Poverty ***	182,195	12.3%	201,752	12.9%	10.7%

** 1990 and 2000 Census income data reported in 1989 and 1999 respectively 1989 income data adjusted to 1999 to reflect inflation

*** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Data Courtesy of: Metropolitan Area Planning Council, US Census Bureau



Metro Boston's Inner Core Cities and Towns

POPULATION CHANGE
Metro Boston's Inner Core Cities and Towns

	1990 #	1990 % *	2000 #	2000 % *	% Change
Arlington	44,630	2.8%	42,389	2.6%	-5.0%
Belmont	24,720	1.6%	24,194	1.5%	-2.1%
Boston	574,283	36.4%	589,141	36.2%	2.6%
Braintree	33,836	2.1%	33,828	2.1%	0.0%
Brookline	54,718	3.5%	57,107	3.5%	4.4%
Cambridge	95,802	6.1%	101,355	6.2%	5.8%
Chelsea	28,710	1.8%	35,080	2.2%	22.2%
Everett	35,701	2.3%	38,037	2.3%	6.5%
Holbrook	11,041	0.7%	10,785	0.7%	-2.3%
Lynn	81,245	5.1%	89,050	5.5%	9.6%
Malden	53,884	3.4%	56,340	3.5%	4.6%
Medford	57,407	3.6%	55,765	3.4%	-2.9%
Melrose	28,150	1.8%	27,134	1.7%	-3.6%
Nahant	3,828	0.2%	3,632	0.2%	-5.1%
Newton	82,585	5.2%	83,829	5.1%	1.5%
Quincy	84,985	5.4%	88,025	5.4%	3.6%
Randolph	30,093	1.9%	30,963	1.9%	2.9%
Revere	42,786	2.7%	47,283	2.9%	10.5%
Saugus	25,549	1.6%	26,078	1.6%	2.1%
Somerville	76,210	4.8%	77,478	4.8%	1.7%
Waltham	57,878	3.7%	59,226	3.6%	2.3%
Watertown	33,284	2.1%	32,986	2.0%	-0.9%
Winthrop	18,127	1.1%	18,303	1.1%	1.0%

* % of the total Inner Core population

City of Boston

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	574,282	100.0%	589,141	100.0%	2.6%
% of Metro Boston Population		19.6%		19.2%	
Race & Ethnicity					
Non-Hispanic					
White	338,736	59.0%	291,561	49.5%	-13.9%
Black or Afr American	136,889	23.8%	140,305	23.8%	2.5%
Asian or Pacific Islander	29,643	5.2%	44,280	7.5%	49.4%
Native American	1,532	0.3%	1,517	0.3%	-1.0%
Some Other Race	5,537	1.0%	8,215	1.4%	48.4%
Two or More Races	na	na	18,174	3.1%	na
Hispanic	61,955	10.8%	85,089	14.4%	37.3%
Age					
< 5	36,610	6.4%	32,046	5.4%	-12.5%
5-9	30,085	5.2%	33,721	5.7%	12.1%
10-14	26,629	4.6%	32,553	5.5%	22.2%
15-19	40,763	7.1%	43,631	7.4%	7.0%
20-24	76,219	13.3%	70,084	11.9%	-8.0%
25-34	132,363	23.0%	124,762	21.2%	-5.7%
35-44	78,168	13.6%	86,420	14.7%	10.6%
45-54	46,921	8.2%	63,554	10.8%	35.4%
55-64	40,618	7.1%	41,034	7.0%	1.0%
65-79	48,678	8.5%	44,047	7.5%	-9.5%
80+	17,277	3.0%	17,289	2.9%	0.1%
LAND & OPEN SPACE					
Land Area (Sq Miles)	48.4		48.4		
Persons per Sq Mile	11,865		12,172		2.6%
% Open Space			20.7%		
Open Space per 1,000 People			10.9 acres		
HOUSING					
Total Housing Units	250,865	100.0%	251,935	100.0%	0.4%
% of Metro Boston Housing		21.2%		20.3%	
Occupied Housing Units	228,466	91.1%	239,528	95.1%	4.8%
Owner Occupied	70,541	28.1%	77,226	30.7%	9.5%
Renter Occupied	157,925	63.0%	162,302	64.4%	2.8%
Vacant Housing Units	22,399	8.9%	12,407	4.9%	-44.6%
Family Households	115,934	50.7%	115,096	48.1%	-0.7%
Married-Couple Family	67,995	29.8%	65,747	27.4%	-3.3%
Single-Householder Family	47,939	21.0%	49,349	20.6%	2.9%
Nonfamily Households	112,539	49.3%	124,432	51.9%	10.6%
INCOME & POVERTY					
Median Household Income *	$39,101		$39,629		1.4%
Per Capita Income *	$20,879		$23,353		11.8%
Individuals in Poverty **	102,092	18.7%	109,128	19.5%	6.9%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

City of Boston

Residential Housing, by Type (2001)	#	%
Single Family	29,763	39.4%
Two Family	18,377	24.3%
Three Family	15,854	21.0%
Total 1, 2, 3 Family Properties	**63,994**	**84.7%**
Four-Six Family	2,916	3.9%
Apartment Buildings	2,285	3.0%
Mixed Residential/Commercial	2,353	3.1%
Condominium Associations	4,013	5.3%
Total Residential & Mixed Properties	**75,561**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	3,802	$300,000	na	na
2001	6,297	$263,900	212	$634,800,000
2000	7,480	$224,000	288	$1,084,900,000
1999	8,183	$182,000	288	$550,300,000
1998	7,041	$162,500	296	$1,217,300,000

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Allston / Brighton

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	70,284	100.0%	69,648	100.0%	-0.9%
% of Boston Population		12.2%		11.8%	
Race & Ethnicity					
Non-Hispanic					
White	51,395	73.1%	47,835	68.7%	-6.9%
Black or Afr American	4,650	6.6%	3,110	4.5%	-33.1%
Asian or Pacific Islander	7,371	10.5%	9,611	13.8%	30.4%
Native American	109	0.2%	105	0.2%	-3.7%
Some Other Race	346	0.5%	828	1.2%	139.3%
Two or More Races	na	na	1,823	2.6%	na
Hispanic	6,413	9.1%	6,336	9.1%	-1.2%
Age					
< 5	2,688	3.8%	2,152	3.1%	-19.9%
5-9	1,822	2.6%	1,823	2.6%	0.1%
10-14	1,429	2.0%	1,561	2.2%	9.2%
15-19	4,511	6.4%	4,180	6.0%	-7.3%
20-24	17,367	24.7%	17,221	24.7%	-0.8%
25-34	20,996	29.9%	20,986	30.1%	0.0%
35-44	7,416	10.6%	7,050	10.1%	-4.9%
45-54	3,518	5.0%	4,903	7.0%	39.4%
55-64	3,421	4.9%	3,223	4.6%	-5.8%
65-79	4,948	7.0%	4,545	6.5%	-8.1%
80+	2,168	3.1%	2,004	2.9%	-7.6%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	4.36	4.36	
Persons per Sq Mile	16,120	15,974	-0.9%
% Open Space		19.4%	
Open Space per 1,000 People		7.8 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	30,862	100.0%	30,988	100.0%	0.4%
% of Boston Housing Stock		12.3%		12.3%	
Occupied Housing Units	29,427	95.4%	30,505	98.4%	3.7%
Owner Occupied	6,100	19.8%	5,980	19.3%	-2.0%
Renter Occupied	23,327	75.6%	24,525	79.1%	5.1%
Vacant Housing Units	1,435	4.6%	483	1.6%	-66.3%
Family Households	10,663	36.2%	9,968	32.7%	-6.5%
Married-Couple Family	7,374	25.1%	6,937	22.7%	-5.9%
Single-Householder Family	3,289	11.2%	3,031	9.9%	-7.8%
Nonfamily Households	18,764	63.8%	20,537	67.3%	9.4%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$39,375		$38,941		-1.1%
Per Capita Income *	$21,136		$21,937		3.8%
Individuals in Poverty **	13,297	20.1%	15,251	23.0%	14.7%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	1,614	26.2%
Two Family	2,591	42.1%
Three Family	900	14.6%
Subtotal 1, 2, 3 Family Properties	**5,105**	**82.9%**
Four-Six Family	283	4.6%
Apartment Buildings	344	5.6%
Mixed Residential/Commercial	143	2.3%
Condominium Associations	284	4.6%
Total Residential & Mixed Properties	**6,159**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	304	$247,000	na	na
2001	714	$196,625	19	$37,836,614
2000	806	$158,767	23	$24,503,324
1999	959	$132,000	12	$12,984,500
1998	733	$127,000	19	$17,929,426

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Back Bay / Beacon Hill

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	27,854	100.0%	26,721	100.0%	-4.1%
% of Boston Population		4.9%		4.5%	
Race & Ethnicity					
Non-Hispanic					
White	24,624	88.4%	22,654	84.8%	-8.0%
Black or Afr American	960	3.4%	792	3.0%	-17.5%
Asian or Pacific Islander	1,282	4.6%	1,620	6.1%	26.4%
Native American	40	0.1%	38	0.1%	-5.0%
Some Other Race	47	0.2%	79	0.3%	68.1%
Two or More Races	na	na	439	1.6%	na
Hispanic	901	3.2%	1,099	4.1%	22.0%
Age					
< 5	534	1.9%	559	2.1%	4.7%
5-9	299	1.1%	316	1.2%	5.7%
10-14	206	0.7%	244	0.9%	18.4%
15-19	1,834	6.6%	1,323	5.0%	-27.9%
20-24	5,621	20.2%	3,649	13.7%	-35.1%
25-34	8,736	31.4%	9,056	33.9%	3.7%
35-44	4,066	14.6%	3,920	14.7%	-3.6%
45-54	2,636	9.5%	3,010	11.3%	14.2%
55-64	1,741	6.3%	2,384	8.9%	36.9%
65-79	1,566	5.6%	1,765	6.6%	12.7%
80+	620	2.2%	495	1.9%	-20.2%

Boston Neighborhoods

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	0.94	0.94	
Persons per Sq Mile	29,632	28,427	-4.1%
% Open Space		20.1%	
Open Space per 1,000 People		4.5 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	17,975	100.0%	17,912	100.0%	-0.4%
% of Boston Housing Stock		7.2%		7.1%	
Occupied Housing Units	15,888	88.4%	16,558	92.4%	4.2%
Owner Occupied	4,602	25.6%	5,241	29.3%	13.9%
Renter Occupied	11,286	62.8%	11,317	63.2%	0.3%
Vacant Housing Units	2,087	11.6%	1,354	7.6%	-35.1%
Family Households	3,535	22.2%	3,972	24.0%	12.4%
Married-Couple Family	2,998	18.9%	3,466	20.9%	15.6%
Single-Householder Family	537	3.4%	506	3.1%	-5.8%
Nonfamily Households	12,356	77.8%	12,586	76.0%	1.9%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$52,063		$66,428		27.6%
Per Capita Income *	$51,520		$68,002		32.0%
Individuals in Poverty **	2,660	11.7%	2,541	10.3%	-4.5%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Residential Housing, by Type (2001)	#	%
Single Family	454	18.5%
Two Family	123	5.0%
Three Family	74	3.0%
Total 1, 2, 3 Family Properties	**651**	**26.5%**
Four-Six Family	266	10.8%
Apartment Buildings	459	18.7%
Mixed Residential/Commercial	259	10.5%
Condominium Associations	821	33.4%
Total Residential & Mixed Properties	**2,456**	**100.0%**

Residential and Commercial Sales

	Residential Sales		Commercial Sales	
	#	Median Price	#	Sales Value
1st half 2002	417	$360,000	na	na
2001	565	$374,000	11	$46,785,000
2000	758	$360,250	12	$122,561,650
1999	893	$271,500	18	$78,810,000
1998	538	$263,000	12	$529,266,734

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Central Boston

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	21,625	100.0%	25,173	100.0%	16.4%
% of Boston Population		3.8%		4.3%	
Race & Ethnicity					
Non-Hispanic					
White	15,975	73.9%	17,516	69.6%	9.6%
Black or Afr American	616	2.8%	1,024	4.1%	66.2%
Asian or Pacific Islander	4,285	19.8%	5,280	21.0%	23.2%
Native American	27	0.1%	29	0.1%	7.4%
Some Other Race	8	0.0%	48	0.2%	500.0%
Two or More Races	na	na	335	1.3%	na
Hispanic	714	3.3%	941	3.7%	31.8%
Age					
< 5	627	2.9%	666	2.6%	6.2%
5-9	341	1.6%	464	1.8%	36.1%
10-14	388	1.8%	376	1.5%	-3.1%
15-19	613	2.8%	1,259	5.0%	105.4%
20-24	2,450	11.3%	2,643	10.5%	7.9%
25-34	6,010	27.8%	6,886	27.4%	14.6%
35-44	3,335	15.4%	3,551	14.1%	6.5%
45-54	2,151	9.9%	2,952	11.7%	37.2%
55-64	2,034	9.4%	2,177	8.6%	7.0%
65-79	2,777	12.8%	2,881	11.4%	3.7%
80+	901	4.2%	1,318	5.2%	46.3%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	1.30	1.30	
Persons per Sq Mile	16,635	19,364	16.4%
% Open Space		6.7%	
Open Space per 1,000 People		2.2 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	13,361	100.0%	14,220	100.0%	6.4%
% of Boston Housing Stock		5.3%		5.6%	
Occupied Housing Units	11,766	88.1%	13,180	92.7%	12.0%
Owner Occupied	2,554	19.1%	3,359	23.6%	31.5%
Renter Occupied	9,212	68.9%	9,821	69.1%	6.6%
Vacant Housing Units	1,595	11.9%	1,040	7.3%	-34.8%
Family Households	3,782	32.1%	3,921	29.7%	3.7%
Married-Couple Family	2,934	24.9%	3,156	23.9%	7.6%
Single-Householder Family	848	7.2%	765	5.8%	-9.8%
Nonfamily Households	7,984	67.9%	9,259	70.3%	16.0%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$40,282		$46,666		15.8%
Per Capita Income *	$36,084		$42,358		17.4%
Individuals in Poverty **	3,462	16.6%	3,874	16.9%	11.9%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	68	5.1%
Two Family	58	4.3%
Three Family	138	10.3%
Total 1, 2, 3 Family Properties	**264**	**19.7%**
Four-Six Family	335	25.0%
Apartment Buildings	126	9.4%
Mixed Residential/Commercial	373	27.9%
Condominium Associations	241	18.0%
Total Residential & Mixed Properties	**1,339**	**100.0%**

Residential and Commercial Sales

	Residential Sales		Commercial Sales	
	#	Median Price	#	Sales Value
1st half 2002	263	$367,500	na	na
2001	321	$415,000	34	$518,077,000
2000	424	$323,500	54	$1,061,761,513
1999	407	$229,000	55	$317,884,906
1998	672	$212,500	64	$595,045,473

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Charlestown

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	14,718	100.0%	15,195	100.0%	3.2%
% of Boston Population		2.6%		2.6%	
Race & Ethnicity					
Non-Hispanic					
White	13,927	94.6%	11,946	78.6%	-14.2%
Black or Afr American	106	0.7%	539	3.5%	408.5%
Asian or Pacific Islander	316	2.1%	761	5.0%	140.8%
Native American	49	0.3%	26	0.2%	-46.9%
Some Other Race	10	0.1%	20	0.1%	100.0%
Two or More Races	na	na	139	0.9%	na
Hispanic	310	2.1%	1,764	11.6%	469.0%
Age					
< 5	861	5.8%	842	5.5%	-2.2%
5-9	624	4.2%	819	5.4%	31.3%
10-14	559	3.8%	779	5.1%	39.4%
15-19	664	4.5%	634	4.2%	-4.5%
20-24	1,501	10.2%	797	5.2%	-46.9%
25-34	4,075	27.7%	4,246	27.9%	4.2%
35-44	2,156	14.6%	2,470	16.3%	14.6%
45-54	1,357	9.2%	1,747	11.5%	28.7%
55-64	1,311	8.9%	1,218	8.0%	-7.1%
65-79	1,304	8.9%	1,250	8.2%	-4.1%
80+	306	2.1%	393	2.6%	28.4%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	1.37	1.37	
Persons per Sq Mile	10,743	11,091	3.2%
% Open Space		10.0%	
Open Space per 1,000 People		5.8 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	7,752	100.0%	7,755	100.0%	0.0%
% of Boston Housing Stock		3.1%		3.1%	
Occupied Housing Units	6,841	88.2%	7,350	94.8%	7.4%
Owner Occupied	2,259	29.1%	3,039	39.2%	34.5%
Renter Occupied	4,582	59.1%	4,311	55.6%	-5.9%
Vacant Housing Units	911	11.8%	405	5.2%	-55.5%
Family Households	3,147	46.0%	3,219	43.8%	2.3%
Married-Couple Family	1,954	28.6%	1,972	26.8%	0.9%
Single-Householder Family	1,193	17.4%	1,247	17.0%	4.5%
Nonfamily Households	3,694	54.0%	4,131	56.2%	11.8%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$47,846		$56,111		17.3%
Per Capita Income *	$29,180		$38,963		33.5%
Individuals in Poverty **	1,838	12.7%	2,658	17.5%	44.6%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Boston Neighborhoods

Residential Housing, by Type (2001)

	#	%
Single Family	966	42.9%
Two Family	473	21.0%
Three Family	337	15.0%
Total 1, 2, 3 Family Properties	**1,776**	**78.8%**
Four-Six Family	57	2.5%
Apartment Buildings	20	0.9%
Mixed Residential/Commercial	51	2.3%
Condominium Associations	349	15.5%
Total Residential & Mixed Properties	**2,253**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	264	$400,000	na	na
2001	386	$378,700	6	$2,441,500
2000	365	$330,000	7	$3,890,000
1999	463	$265,800	5	$1,120,000
1998	471	$225,000	6	$1,877,000

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

East Boston

POPULATION

	1990 #	1990 %	2000 #	2000 %	% Change
Total Population	32,941	100.0%	38,413	100.0%	16.6%
% of Boston Population		5.7%		6.5%	

Race & Ethnicity

	1990 #	1990 %	2000 #	2000 %	% Change
Non-Hispanic					
White	24,977	75.8%	19,078	49.7%	-23.6%
Black or Afr American	702	2.1%	1,177	3.1%	67.7%
Asian or Pacific Islander	1,260	3.8%	1,553	4.0%	23.3%
Native American	84	0.3%	71	0.2%	-15.5%
Some Other Race	113	0.3%	440	1.1%	289.4%
Two or More Races	na	na	1,104	2.9%	na
Hispanic	5,804	17.6%	14,990	39.0%	158.3%

Age

	1990 #	1990 %	2000 #	2000 %	% Change
< 5	2,288	6.9%	2,734	7.1%	19.5%
5-9	1,902	5.8%	2,612	6.8%	37.3%
10-14	1,527	4.6%	2,339	6.1%	53.2%
15-19	1,849	5.6%	2,411	6.3%	30.4%
20-24	3,247	9.9%	3,210	8.4%	-1.1%
25-34	6,904	21.0%	7,707	20.1%	11.6%
35-44	4,188	12.7%	6,354	16.5%	51.7%
45-54	2,848	8.6%	3,871	10.1%	35.9%
55-64	2,931	8.9%	2,479	6.5%	-15.4%
65-79	4,113	12.5%	3,319	8.6%	-19.3%
80+	1,147	3.5%	1,377	3.6%	20.1%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	4.51	4.51	
Persons per Sq Mile	7,304	8,517	16.6%
% Open Space		14.8%	
Open Space per 1,000 People		4.9 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	14,810	100.0%	15,078	100.0%	1.8%
% of Boston Housing Stock		5.9%		6.0%	
Occupied Housing Units	13,417	90.6%	14,326	95.0%	6.8%
Owner Occupied	3,930	26.5%	4,029	26.7%	2.5%
Renter Occupied	9,488	64.1%	10,297	68.3%	8.5%
Vacant Housing Units	1,394	9.4%	752	5.0%	-46.1%
Family Households	8,075	60.2%	8,672	60.5%	7.4%
Married-Couple Family	4,980	37.1%	5,294	37.0%	6.3%
Single-Householder Family	3,095	23.1%	3,378	23.6%	9.1%
Nonfamily Households	5,333	39.7%	5,654	39.5%	6.0%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$30,720		$31,311		1.9%
Per Capita Income *	$15,895		$15,167		-4.6%
Individuals in Poverty **	6,313	19.3%	7,436	19.5%	17.8%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

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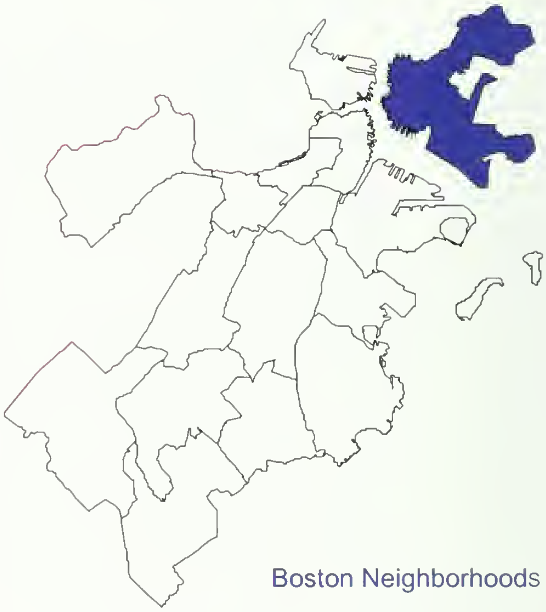


Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	979	19.3%
Two Family	1,256	24.8%
Three Family	2,206	43.5%
Total 1, 2, 3 Family Properties	**4,441**	**87.6%**
Four-Six Family	223	4.4%
Apartment Buildings	48	0.9%
Mixed Residential/Commercial	279	5.5%
Condominium Associations	81	1.6%
Total Residential & Mixed Properties	**5,072**	**100.0%**

Residential and Commercial Sales

	Residential Sales		Commercial Sales	
	#	Median Price	#	Sales Value
1st half 2002	168	$272,500	na	na
2001	301	$236,000	22	$21,349,015
2000	313	$193,701	29	$8,783,555
1999	391	$145,000	22	$11,693,602
1998	274	$120,000	18	$2,375,500

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Fenway / Kenmore Square

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	32,737	100.0%	35,602	100.0%	8.8%
% of Boston Population		5.7%		6.0%	
Race & Ethnicity					
Non-Hispanic					
White	23,297	71.2%	24,737	69.5%	6.2%
Black or Afr American	3,343	10.2%	2,137	6.0%	-36.1%
Asian or Pacific Islander	3,106	9.5%	4,977	14.0%	60.2%
Native American	84	0.3%	70	0.2%	-16.7%
Some Other Race	321	1.0%	192	0.5%	-40.2%
Two or More Races	na	na	930	2.6%	na
Hispanic	2,589	7.9%	2,559	7.2%	-1.2%
Age					
< 5	545	1.7%	283	0.8%	-48.1%
5-9	330	1.0%	217	0.6%	-34.2%
10-14	232	0.7%	160	0.4%	-31.0%
15-19	7,287	22.3%	9,106	25.6%	25.0%
20-24	12,293	37.6%	13,767	38.7%	12.0%
25-34	6,196	18.9%	6,453	18.1%	4.1%
35-44	2,293	7.0%	1,911	5.4%	-16.7%
45-54	1,119	3.4%	1,244	3.5%	11.2%
55-64	858	2.6%	846	2.4%	-1.4%
65-79	1,117	3.4%	1,199	3.4%	7.3%
80+	472	1.4%	416	1.2%	-11.9%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	1.24	1.24	
Persons per Sq Mile	26,401	28,711	8.8%
% Open Space		18.9%	
Open Space per 1,000 People		4.2 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	13,619	100.0%	13,159	100.0%	-3.4%
% of Boston Housing Stock		5.4%		5.2%	
Occupied Housing Units	12,252	90.0%	12,820	97.4%	4.6%
Owner Occupied	949	7.0%	1,177	8.9%	24.0%
Renter Occupied	11,304	83.0%	11,643	88.5%	3.0%
Vacant Housing Units	1,367	10.0%	339	2.6%	-75.2%
Family Households	2,207	18.0%	1,876	14.6%	-15.0%
Married-Couple Family	1,381	11.3%	1,275	9.9%	-7.7%
Single-Householder Family	826	6.7%	601	4.7%	-27.2%
Nonfamily Households	10,051	82.0%	10,944	85.4%	8.9%

INCOME & POVERTY

	1990		2000		% Change
Median Household Income *	$24,984		$25,402		1.7%
Per Capita Income *	$14,613		$14,976		2.5%
Individuals in Poverty **	7,702	36.2%	8,131	37.3%	5.6%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Residential Housing, by Type (2001)

	#	%
Single Family	41	6.0%
Two Family	5	0.7%
Three Family	27	3.9%
Total 1, 2, 3 Family Properties	**73**	**10.7%**
Four-Six Family	103	15.0%
Apartment Buildings	283	41.3%
Mixed Residential/Commercial	98	14.3%
Condominium Associations	128	18.7%
Total Residential & Mixed Properties	**685**	**100.0%**

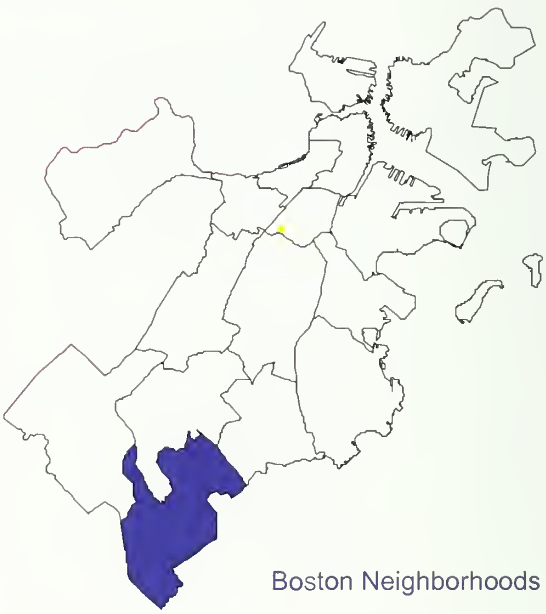
Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Value
1st half 2002	113	$235,000	na	na
2001	198	$217,000	8	$38,038,227
2000	279	$175,000	10	$19,480,753
1999	358	$135,000	9	$18,334,900
1998	380	$145,000	4	$9,973,900

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Hyde Park

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	30,135	100.0%	31,598	100.0%	4.9%
% of Boston Population		5.2%		5.4%	
Race & Ethnicity					
Non-Hispanic					
White	21,701	72.0%	13,624	43.1%	-37.2%
Black or Afr American	6,679	22.2%	12,352	39.1%	84.9%
Asian or Pacific Islander	314	1.0%	472	1.5%	50.3%
Native American	70	0.2%	73	0.2%	4.3%
Some Other Race	56	0.2%	137	0.4%	144.6%
Two or More Races	na	na	959	3.0%	na
Hispanic	1,315	4.4%	3,981	12.6%	202.7%
Age					
< 5	2,248	7.5%	2,157	6.8%	-4.0%
5-9	1,804	6.0%	2,310	7.3%	28.0%
10-14	1,640	5.4%	2,391	7.6%	45.8%
15-19	1,726	5.7%	2,082	6.6%	20.6%
20-24	2,331	7.7%	1,860	5.9%	-20.2%
25-34	5,797	19.2%	4,473	14.2%	-22.8%
35-44	4,365	14.5%	5,407	17.1%	23.9%
45-54	2,720	9.0%	4,160	13.2%	52.9%
55-64	2,768	9.2%	2,619	8.3%	-5.4%
65-79	3,632	12.1%	2,985	9.4%	-17.8%
80+	1,105	3.7%	1,154	3.7%	4.4%



Boston Neighborhoods

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	6.25	6.25	
Persons per Sq Mile	4,822	5,056	4.9%
% Open Space		22.6%	
Open Space per 1,000 People		28.6 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	11,777	100.0%	11,877	100.0%	0.8%
% of Boston Housing Stock		4.7%		4.7%	
Occupied Housing Units	11,245	95.5%	11,478	96.6%	2.1%
Owner Occupied	6,426	54.6%	6,763	56.9%	5.2%
Renter Occupied	4,819	40.9%	4,715	39.7%	-2.2%
Vacant Housing Units	532	4.5%	399	3.4%	-25.0%
Family Households	7,635	67.9%	7,757	67.6%	1.6%
Married-Couple Family	5,273	46.9%	4,773	41.6%	-9.5%
Single-Householder Family	2,362	21.0%	2,984	26.0%	26.3%
Nonfamily Households	3,610	32.1%	3,721	32.4%	3.1%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$48,127		$44,705		-7.1%
Per Capita Income *	$20,154		$19,352		-4.0%
Individuals in Poverty **	2,422	7.5%	3,261	10.4%	34.6%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Residential Housing, by Type (2001)	#	%
Single Family	4,837	69.1%
Two Family	1,615	23.1%
Three Family	341	4.9%
Total 1, 2, 3 Family Properties	**6,793**	**97.0%**
Four-Six Family	93	1.3%
Apartment Buildings	37	0.5%
Mixed Residential/Commercial	48	0.7%
Condominium Associations	29	0.4%
Total Residential & Mixed Properties	**7,000**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	170	$260,000	na	na
2001	280	$235,000	12	$4,513,740
2000	310	$197,450	14	$14,740,000
1999	446	$163,000	10	$3,210,150
1998	412	$144,100	13	$9,001,500

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Jamaica Plain

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	41,193	100.0%	38,196	100.0%	-7.3%
% of Boston Population		7.2%		6.5%	
Race & Ethnicity					
Non-Hispanic					
White	20,626	50.1%	19,030	49.8%	-7.7%
Black or Afr American	7,655	18.6%	6,390	16.7%	-16.5%
Asian or Pacific Islander	2,036	4.9%	2,485	6.5%	22.1%
Native American	121	0.3%	100	0.3%	-17.4%
Some Other Race	183	0.4%	180	0.5%	-1.6%
Two or More Races	na	na	1,053	2.8%	na
Hispanic	10,571	25.7%	8,958	23.5%	-15.3%
Age					
< 5	2,958	7.2%	1,931	5.1%	-34.7%
5-9	2,380	5.8%	2,077	5.4%	-12.7%
10-14	2,052	5.0%	1,912	5.0%	-6.8%
15-19	2,615	6.3%	1,966	5.1%	-24.8%
20-24	4,534	11.0%	4,536	11.9%	0.0%
25-34	10,117	24.6%	8,406	22.0%	-16.9%
35-44	6,572	16.0%	6,227	16.3%	-5.2%
45-54	3,195	7.8%	4,587	12.0%	43.6%
55-64	2,352	5.7%	2,589	6.8%	10.1%
65-79	2,898	7.0%	2,712	7.1%	-6.4%
80+	1,524	3.7%	1,253	3.3%	-17.8%

LAND & OPEN SPACE

	1990	2000	
Land Area (Sq Miles)	3.07	3.07	
Persons per Sq Mile	13,418	12,442	-7.3%
% Open Space		33.9%	
Open Space per 1,000 People		17.4 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	17,165	100.0%	16,554	100.0%	-3.6%
% of Boston Housing Stock		6.8%		6.6%	
Occupied Housing Units	15,653	91.2%	15,768	95.3%	0.7%
Owner Occupied	4,541	26.5%	4,974	30.0%	9.5%
Renter Occupied	11,112	64.7%	10,794	65.2%	-2.9%
Vacant Housing Units	1,512	8.8%	786	4.7%	-48.0%
Family Households	8,120	51.9%	7,027	44.6%	-13.5%
Married-Couple Family	4,418	28.2%	3,967	25.2%	-10.2%
Single-Householder Family	3,702	23.7%	3,060	19.4%	-17.3%
Nonfamily Households	7,530	48.1%	8,741	55.4%	16.1%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$39,777		$41,524		4.4%
Per Capita Income *	$19,395		$23,637		21.9%
Individuals in Poverty **	7,654	19.3%	7,628	20.9%	-0.3%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Residential Housing, by Type (2001)

	#	%
Single Family	1,546	32.9%
Two Family	1,088	23.1%
Three Family	1,309	27.8%
Total 1, 2, 3 Family Properties	**3,943**	**83.9%**
Four-Six Family	168	3.6%
Apartment Buildings	78	1.7%
Mixed Residential/Commercial	128	2.7%
Condominium Associations	385	8.2%
Total Residential & Mixed Properties	**4,702**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	243	$315,000	na	na
2001	438	$278,000	7	$8,089,500
2000	543	$241,500	11	$10,994,373
1999	519	$188,000	11	$2,442,012
1998	468	$165,500	12	$3,206,000

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Mattapan

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	35,988	100.0%	37,607	100.0%	4.5%
% of Boston Population		6.3%		6.4%	
Race & Ethnicity					
Non-Hispanic					
White	2,756	7.7%	1,433	3.8%	-48.0%
Black or Afr American	30,216	84.0%	29,116	77.4%	-3.6%
Asian or Pacific Islander	234	0.7%	347	0.9%	48.3%
Native American	119	0.3%	113	0.3%	-5.0%
Some Other Race	151	0.4%	234	0.6%	55.0%
Two or More Races	na	na	1,648	4.4%	na
Hispanic	2,515	7.0%	4,716	12.5%	87.5%
Age					
< 5	3,292	9.1%	3,068	8.2%	-6.8%
5-9	3,044	8.5%	3,670	9.8%	20.6%
10-14	2,812	7.8%	3,578	9.5%	27.2%
15-19	3,137	8.7%	3,102	8.2%	-1.1%
20-24	3,021	8.4%	2,675	7.1%	-11.5%
25-34	6,538	18.2%	5,654	15.0%	-13.5%
35-44	5,536	15.4%	5,471	14.5%	-1.2%
45-54	3,961	11.0%	4,546	12.1%	14.8%
55-64	2,368	6.6%	3,154	8.4%	33.2%
65-79	1,813	5.0%	2,191	5.8%	20.8%
80+	476	1.3%	498	1.3%	4.6%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	2.81	2.81	
Persons per Sq Mile	12,807	13,383	4.5%
% Open Space		16.7%	
Open Space per 1,000 People		8.0 acres	

HOUSING

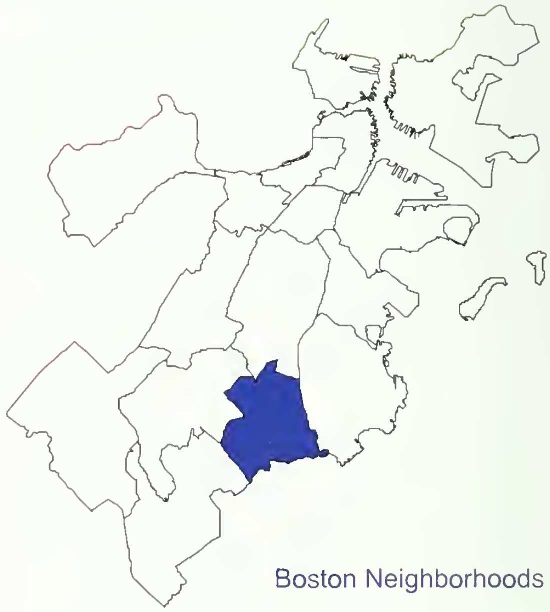
	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	12,238	100.0%	13,101	100.0%	7.1%
% of Boston Housing Stock		4.9%		5.2%	
Occupied Housing Units	11,240	91.8%	12,520	95.6%	11.4%
Owner Occupied	4,099	33.5%	4,418	33.7%	7.8%
Renter Occupied	7,139	58.3%	8,102	61.8%	13.5%
Vacant Housing Units	998	8.2%	581	4.4%	-41.8%
Family Households	8,652	77.0%	9,296	74.2%	7.4%
Married-Couple Family	3,976	35.4%	3,816	30.5%	-4.0%
Single-Householder Family	4,676	41.6%	5,480	43.8%	17.2%
Nonfamily Households	2,590	23.0%	3,224	25.8%	24.5%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$39,283		$32,749		-16.6%
Per Capita Income *	$14,412		$14,801		2.7%
Individuals in Poverty **	7,572	22.2%	8,296	22.3%	9.6%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old



Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	2,085	41.7%
Two Family	1,608	32.2%
Three Family	1,056	21.1%
Total 1, 2, 3 Family Properties	**4,749**	**95.0%**
Four-Six Family	99	2.0%
Apartment Buildings	89	1.8%
Mixed Residential/Commercial	33	0.7%
Condominium Associations	29	0.6%
Total Residential & Mixed Properties	**4,999**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	108	$218,750	na	na
2001	174	$210,000	5	$2,135,500
2000	212	$180,000	10	$4,310,901
1999	236	$149,450	4	$766,541
1998	206	$130,000	3	$450,000

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

North Dorchester

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	25,066	100.0%	28,775	100.0%	14.8%
% of Boston Population		4.4%		4.9%	
Race & Ethnicity					
Non-Hispanic					
White	13,178	52.6%	10,241	35.6%	-22.3%
Black or Afr American	5,027	20.1%	7,003	24.3%	39.3%
Asian or Pacific Islander	1,590	6.3%	3,788	13.2%	138.2%
Native American	114	0.5%	114	0.4%	0.0%
Some Other Race	1,566	6.2%	1,817	6.3%	16.0%
Two or More Races	na	na	1,737	6.0%	na
Hispanic	3,590	14.3%	4,075	14.2%	13.5%
Age					
< 5	2,045	8.2%	1,773	6.2%	-13.3%
5-9	1,865	7.4%	1,950	6.8%	4.6%
10-14	1,683	6.7%	2,105	7.3%	25.1%
15-19	1,731	6.9%	2,379	8.3%	37.4%
20-24	2,482	9.9%	2,900	10.1%	16.8%
25-34	5,425	21.6%	5,744	20.0%	5.9%
35-44	3,465	13.8%	4,594	16.0%	32.6%
45-54	2,005	8.0%	3,176	11.0%	58.4%
55-64	1,706	6.8%	1,840	6.4%	7.9%
65-79	2,127	8.5%	1,742	6.1%	-18.1%
80+	533	2.1%	572	2.0%	7.3%

Boston Neighborhoods

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	2.02	2.02	
Persons per Sq Mile	12,409	14,245	14.8%
% Open Space *		11%	
Open Space per 1,000 People *		4.6 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	10,218	100.0%	10,311	100.0%	0.9%
% of Boston Housing Stock		4.1%		4.1%	
Occupied Housing Units	8,991	88.0%	9,776	94.8%	8.7%
Owner Occupied	2,617	25.6%	2,629	25.5%	0.5%
Renter Occupied	6,374	62.4%	7,147	69.3%	12.1%
Vacant Housing Units	1,227	12.0%	535	5.2%	-56.4%
Family Households	5,567	61.9%	5,773	59.1%	3.7%
Married-Couple Family	2,918	32.5%	2,963	30.3%	1.5%
Single-Householder Family	2,649	29.5%	2,810	28.7%	6.1%
Nonfamily Households	3,428	38.1%	4,003	40.9%	16.8%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income **	$37,704		$36,193		-4.0%
Per Capita Income **	$16,143		$16,998		5.3%
Individuals in Poverty ***	5,385	20.6%	5,699	20.8%	5.8%

Residential Housing, by Type (2001) *	#	%
Single Family	4,173	32.3%
Two Family	3,581	27.7%
Three Family	4,369	33.9%
Total 1, 2, 3 Family Properties	**12,123**	**93.9%**
Four-Six Family	249	1.9%
Apartment Buildings	138	1.1%
Mixed Residential/Commercial	198	1.5%
Condominium Associations	198	1.5%
Total Residential & Mixed Properties	**12,906**	**100.0%**

Residential and Commercial Sales *

	Residential Sales		Commercial Sales	
	#	Median Price	#	Sales Value
1st half 2002	434	$262,000	na	na
2001	765	$240,000	22	$13,529,000
2000	858	$194,500	48	$118,900,983
1999	976	$164,950	37	$11,980,600
1998	817	$140,000	50	$13,709,400

* figures for North and South Dorchester combined

** 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

*** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

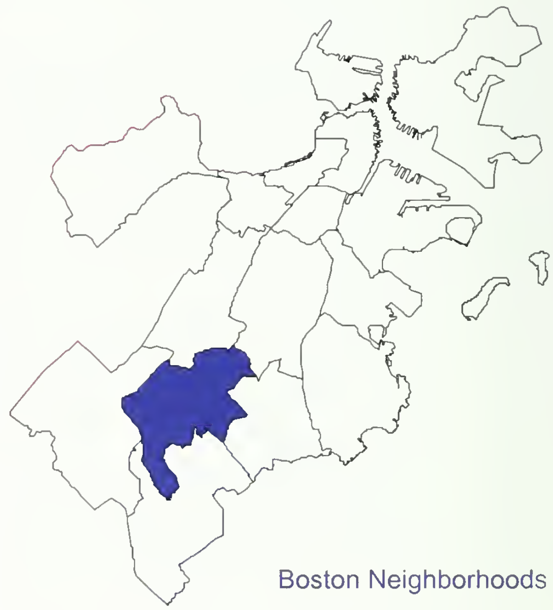
Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Roslindale

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	32,959	100.0%	34,618	100.0%	5.0%
% of Boston Population		5.7%		5.9%	
Race & Ethnicity					
Non-Hispanic					
White	25,509	77.4%	19,317	55.8%	-24.3%
Black or Afr American	2,584	7.8%	5,667	16.4%	119.3%
Asian or Pacific Islander	1,013	3.1%	1,346	3.9%	32.9%
Native American	44	0.1%	69	0.2%	56.8%
Some Other Race	53	0.2%	156	0.5%	194.3%
Two or More Races	na	na	1,159	3.3%	na
Hispanic	3,757	11.4%	6,904	19.9%	83.8%
Age					
< 5	2,626	8.0%	2,236	6.5%	-14.9%
5-9	1,996	6.1%	2,306	6.7%	15.5%
10-14	1,547	4.7%	2,289	6.6%	48.0%
15-19	1,621	4.9%	2,160	6.2%	33.3%
20-24	2,590	7.9%	2,138	6.2%	-17.5%
25-34	7,582	23.0%	6,232	18.0%	-17.8%
35-44	4,771	14.5%	6,116	17.7%	28.2%
45-54	2,561	7.8%	4,465	12.9%	74.3%
55-64	2,634	8.0%	2,360	6.8%	-10.4%
65-79	3,265	9.9%	2,759	8.0%	-15.5%
80+	1,768	5.4%	1,557	4.5%	-11.9%
LAND & OPEN SPACE					
Land Area (Sq Miles)	3.72		3.72		
Persons per Sq Mile	8,860		9,306		5.0%
% Open Space			36.8%		
Open Space per 1,000 People			25.3 acres		
HOUSING					
Total Housing Units	12,917	100.0%	13,247	100.0%	2.6%
% of Boston Housing Stock		5.1%		5.3%	
Occupied Housing Units	12,151	94.1%	12,836	96.9%	5.6%
Owner Occupied	5,650	43.7%	5,999	45.3%	6.2%
Renter Occupied	6,501	50.3%	6,837	51.6%	5.2%
Vacant Housing Units	766	5.9%	411	3.1%	-46.3%
Family Households	7,927	65.2%	7,774	60.6%	-1.9%
Married-Couple Family	5,309	43.7%	4,871	37.9%	-8.3%
Single-Householder Family	2,618	21.5%	2,903	22.6%	10.9%
Nonfamily Households	4,225	34.8%	5,062	39.4%	19.8%
INCOME & POVERTY					
Median Household Income *	$45,843		$46,847		2.2%
Per Capita Income *	$19,990		$20,599		3.0%
Individuals in Poverty **	3,175	10.8%	4,570	13.6%	43.9%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old



Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	3,330	52.7%
Two Family	1,880	29.7%
Three Family	837	13.2%
Total 1, 2, 3 Family Properties	**6,047**	**95.6%**
Four-Six Family	81	1.3%
Apartment Buildings	27	0.4%
Mixed Residential/Commercial	60	0.9%
Condominium Associations	108	1.7%
Total Residential & Mixed Properties	**6,323**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	218	$281,000	na	na
2001	379	$239,000	7	$2,400,000
2000	407	$217,000	7	$1,837,000
1999	476	$182,250	7	$1,680,000
1998	410	$167,000	12	$2,324,160

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

Roxbury

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	58,795	100.0%	56,658	100.0%	-3.6%
% of Boston Population		10.2%		9.6%	
Race & Ethnicity					
Non-Hispanic					
White	3,583	6.1%	2,742	4.8%	-23.5%
Black or Afr American	41,736	71.0%	35,441	62.6%	-15.1%
Asian or Pacific Islander	265	0.5%	355	0.6%	34.0%
Native American	220	0.4%	239	0.4%	8.6%
Some Other Race	1,593	2.7%	1,725	3.0%	8.3%
Two or More Races	na	na	2,329	4.1%	na
Hispanic	11,401	19.4%	13,827	24.4%	21.3%
Age					
< 5	5,729	9.7%	4,514	8.0%	-21.2%
5-9	5,065	8.6%	5,620	9.9%	11.0%
10-14	4,761	8.1%	5,505	9.7%	15.6%
15-19	4,693	8.0%	4,530	8.0%	-3.5%
20-24	5,089	8.7%	4,023	7.1%	-20.9%
25-34	10,657	18.1%	8,570	15.1%	-19.6%
35-44	8,079	13.7%	8,491	15.0%	5.1%
45-54	5,186	8.8%	6,425	11.3%	23.9%
55-65	4,124	7.0%	4,006	7.1%	-2.9%
65-79	4,392	7.5%	3,851	6.8%	-12.3%
80+	1,020	1.7%	1,123	2.0%	10.1%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	3.94	3.94	
Persons per Sq Mile	14,923	14,380	-3.6%
% Open Space		23%	
Open Space per 1,000 People		10.2 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	23,158	100.0%	22,423	100.0%	-3.2%
% of Boston Housing Stock		9.2%		8.9%	
Occupied Housing Units	20,304	87.7%	20,473	91.3%	0.8%
Owner Occupied	4,486	19.4%	4,655	20.8%	3.8%
Renter Occupied	15,818	68.3%	15,818	70.5%	0.0%
Vacant Housing Units	2,854	12.3%	1,950	8.7%	-31.7%
Family Households	13,624	67.1%	13,332	65.1%	-2.1%
Married-Couple Family	4,791	23.6%	4,624	22.6%	-3.5%
Single-Householder Family	8,833	43.5%	8,708	42.5%	-1.4%
Nonfamily Households	6,677	32.9%	7,141	34.9%	6.9%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$27,494		$27,133		-1.3%
Per Capita Income *	$12,638		$13,048		3.2%
Individuals in Poverty **	17,556	30.4%	14,926	27.1%	-15.0%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	1,193	19.5%
Two Family	1,660	27.1%
Three Family	2,254	36.8%
Total 1, 2, 3 Family Properties	**5,107**	**83.3%**
Four-Six Family	330	5.4%
Apartment Buildings	416	6.8%
Mixed Residential/Commercial	178	2.9%
Condominium Associations	99	1.6%
Total Residential & Mixed Properties	**6,130**	**100.0%**

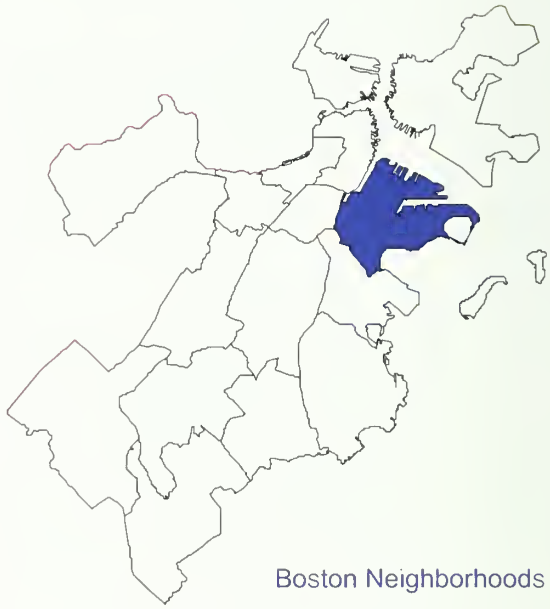
Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	178	$235,000	na	na
2001	277	$225,000	26	$48,306,970
2000	359	$176,380	24	$10,575,500
1999	365	$136,000	20	$11,566,400
1998	285	$119,000	17	$4,622,937

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

South Boston

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	29,467	100.0%	29,965	100.0%	1.7%
% of Boston Population		5.1%		5.1%	
Race & Ethnicity					
Non-Hispanic					
White	28,127	95.5%	25,327	84.5%	-10.0%
Black or Afr American	267	0.9%	741	2.5%	177.5%
Asian or Pacific Islander	525	1.8%	1,166	3.9%	122.1%
Native American	91	0.3%	79	0.3%	-13.2%
Some Other Race	17	0.1%	41	0.1%	141.2%
Two or More Races	na	na	367	1.2%	na
Hispanic	441	1.5%	2,244	7.5%	408.8%
Age					
< 5	1,699	5.8%	1,501	5.0%	-11.7%
5-9	1,491	5.1%	1,607	5.4%	7.8%
10-14	1,363	4.6%	1,517	5.1%	11.3%
15-19	1,460	5.0%	1,327	4.4%	-9.1%
20-24	2,535	8.6%	2,225	7.4%	-12.2%
25-34	6,528	22.2%	7,080	23.6%	8.5%
35-44	4,160	14.1%	4,798	16.0%	15.3%
45-54	2,767	9.4%	3,508	11.7%	26.8%
55-64	2,891	9.8%	2,395	8.0%	-17.2%
65-79	3,503	11.9%	2,882	9.6%	-17.7%
80+	1,070	3.6%	1,125	3.8%	5.1%



Boston Neighborhoods

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	3.13	3.13	
Persons per Sq Mile	9,414	9,573	1.7%
% Open Space		8.6%	
Open Space per 1,000 People		5.7 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	14,784	100.0%	15,031	100.0%	1.7%
% of Boston Housing Stock		5.9%		6.0%	
Occupied Housing Units	13,080	88.5%	14,038	93.4%	7.3%
Owner Occupied	3,958	26.8%	4,743	31.6%	19.8%
Renter Occupied	9,123	61.7%	9,295	61.8%	1.9%
Vacant Housing Units	1,704	11.5%	993	6.6%	-41.7%
Family Households	6,683	51.1%	6,309	44.9%	-5.6%
Married-Couple Family	3,895	29.8%	3,576	25.5%	-8.2%
Single-Householder Family	2,788	21.3%	2,733	19.5%	-2.0%
Nonfamily Households	6,398	48.9%	7,729	55.1%	20.8%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$34,222		$40,312		17.8%
Per Capita Income *	$19,882		$24,220		21.8%
Individuals in Poverty **	5,020	17.3%	5,077	17.3%	1.1%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively 1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Residential Housing, by Type (2001)	#	%
Single Family	1,502	30.5%
Two Family	1,089	22.1%
Three Family	1,584	32.2%
Total 1, 2, 3 Family Properties	**4,175**	**84.8%**
Four-Six Family	116	2.4%
Apartment Buildings	43	0.9%
Mixed Residential/Commercial	213	4.3%
Condominium Associations	376	7.6%
Total Residential & Mixed Properties	**4,923**	**100.0%**

Residential and Commercial Sales

	Residential Sales		Commercial Sales	
	#	Median Price	#	Sales Value
1st half 2002	323	$299,000	na	na
2001	511	$249,000	25	$30,028,500
2000	661	$250,000	31	$89,892,006
1999	516	$187,500	28	$50,753,500
1998	442	$160,000	24	$6,669,219

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

South Dorchester

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	60,641	100.0%	63,340	100.0%	4.5%
% of Boston Population		10.6%		10.8%	
Race & Ethnicity					
Non-Hispanic					
White	29,170	48.1%	19,012	30.0%	-34.8%
Black or Afr American	22,087	36.4%	26,432	41.7%	19.7%
Asian or Pacific Islander	2,010	3.3%	6,066	9.6%	201.8%
Native American	212	0.3%	236	0.4%	11.3%
Some Other Race	947	1.6%	2,124	3.4%	124.3%
Two or More Races	na	na	2,977	4.7%	na
Hispanic	6,218	10.3%	6,493	10.3%	4.4%
Age					
< 5	5,182	8.5%	4,498	7.1%	-13.2%
5-9	4,457	7.3%	5,127	8.1%	15.0%
10-14	4,110	6.8%	5,282	8.3%	28.5%
15-19	4,203	6.9%	4,829	7.6%	14.9%
20-24	5,443	9.0%	4,581	7.2%	-15.8%
25-34	12,508	20.6%	11,158	17.6%	-10.8%
35-44	8,581	14.2%	9,747	15.4%	13.6%
45-54	5,344	8.8%	7,541	11.9%	41.1%
55-64	4,497	7.4%	4,777	7.5%	6.2%
65-79	4,709	7.8%	4,238	6.7%	-10.0%
80+	1,618	2.7%	1,562	2.5%	-3.5%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	4.01	4.01	
Persons per Sq Mile	15,160	15,796	4.2%
% Open Space *		11%	
Open Space per 1,000 People *		4.6 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	22,364	100.0%	22,615	100.0%	1.1%
% of Boston Housing Stock		8.9%		9.0%	
Occupied Housing Units	20,583	92.0%	21,516	95.1%	4.5%
Owner Occupied	8,134	36.4%	8,567	37.9%	5.3%
Renter Occupied	12,449	55.7%	12,949	57.3%	4.0%
Vacant Housing Units	1,781	8.0%	1,099	4.9%	-38.3%
Family Households	13,891	67.5%	14,296	66.4%	2.9%
Married-Couple Family	7,593	36.9%	7,167	33.3%	-5.6%
Single-Householder Family	6,298	30.6%	7,129	33.1%	13.2%
Nonfamily Households	6,698	32.5%	7,220	33.6%	7.8%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income **	$42,406		$39,657		-6.5%
Per Capita Income **	$17,421		$16,976		-2.6%
Individuals in Poverty ***	8,973	15.3%	10,875	17.3%	21.2%

Boston Neighborhoods

Residential Housing, by Type (2001) *

	#	%
Single Family	4,173	32.3%
Two Family	3,581	27.7%
Three Family	4,369	33.9%
Total 1, 2, 3 Family Properties	**12,123**	**93.9%**
Four-Six Family	249	1.9%
Apartment Buildings	138	1.1%
Mixed Residential/Commercial	198	1.5%
Condominium Associations	198	1.5%
Total Residential & Mixed Properties	**12,906**	**100.0%**

Residential and Commercial Sales *

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	434	$262,000	na	na
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* figures for North and South Dorchester combined

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Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

South End

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	28,891	100.0%	28,239	100.0%	-2.3%
% of Boston Population		5.0%		4.8%	
Race & Ethnicity					
Non-Hispanic					
White	11,397	39.4%	12,780	45.3%	12.1%
Black or Afr American	9,163	31.7%	6,422	22.7%	-29.9%
Asian or Pacific Islander	3,465	12.0%	3,358	11.9%	-3.1%
Native American	117	0.4%	94	0.3%	-19.7%
Some Other Race	113	0.4%	117	0.4%	3.5%
Two or More Races	na	na	695	2.5%	na
Hispanic	4,635	16.0%	4,773	16.9%	3.0%
Age					
< 5	1,602	5.5%	1,209	4.3%	-24.5%
5-9	1,348	4.7%	1,190	4.2%	-11.7%
10-14	1,268	4.4%	1,126	4.0%	-11.2%
15-19	1,548	5.4%	1,180	4.2%	-23.8%
20-24	3,292	11.4%	2,676	9.5%	-18.7%
25-34	7,882	27.3%	7,381	26.1%	-6.4%
35-44	4,835	16.7%	5,389	19.1%	11.5%
45-54	2,810	9.7%	3,412	12.1%	21.4%
55-64	1,914	6.6%	2,319	8.2%	21.2%
65-79	1,848	6.4%	1,871	6.6%	1.2%
80+	547	1.9%	486	1.7%	-11.2%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	1.03	1.03	
Persons per Sq Mile	28,050	27,417	-2.3%
% Open Space		6.7%	
Open Space per 1,000 People		1.6 acres	

HOUSING

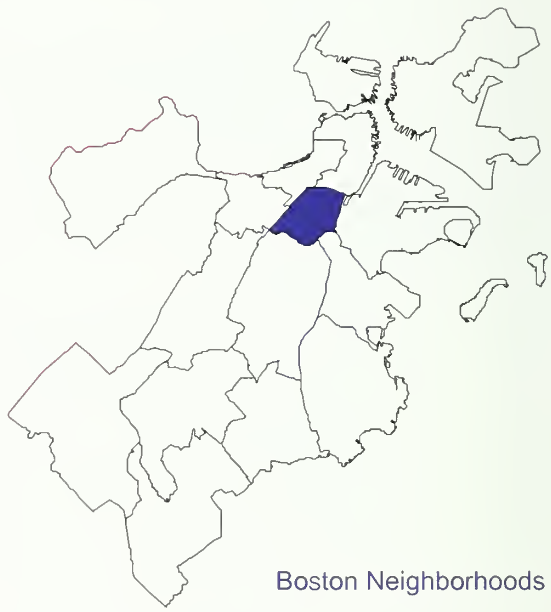
	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	14,915	100.0%	15,267	100.0%	2.4%
% of Boston Housing Stock		5.9%		6.1%	
Occupied Housing Units	13,223	88.7%	14,301	93.7%	8.2%
Owner Occupied	2,584	17.3%	3,904	25.6%	51.1%
Renter Occupied	10,638	71.3%	10,397	68.1%	-2.3%
Vacant Housing Units	1,692	11.3%	966	6.3%	-42.9%
Family Households	4,918	37.2%	4,640	32.4%	-5.7%
Married-Couple Family	2,501	18.9%	2,528	17.7%	1.1%
Single-Householder Family	2,417	18.3%	2,112	14.8%	-12.6%
Nonfamily Households	8,304	62.8%	9,661	67.6%	16.3%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$36,389		$41,590		14.3%
Per Capita Income *	$23,884		$35,982		50.7%
Individuals in Poverty **	7,397	23.7%	6,675	23.9%	-9.8%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old



Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	370	14.7%
Two Family	263	10.5%
Three Family	279	11.1%
Total 1, 2, 3 Family Properties	**912**	**36.3%**
Four-Six Family	478	19.0%
Apartment Buildings	145	5.8%
Mixed Residential/Commercial	252	10.0%
Condominium Associations	766	30.5%
Total Residential & Mixed Properties	**2,513**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	350	$390,000	na	na
2001	559	$360,000	14	$10,747,420
2000	701	$325,000	10	$19,480,753
1999	678	$269,500	9	$18,334,900
1998	493	$220,000	4	$9,973,900

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

West Roxbury

	1990 #	1990 %	2000 #	2000 %	% Change
POPULATION					
Total Population	29,706	100.0%	28,753	100.0%	-3.2%
% of Boston Population		5.2%		4.9%	

Race & Ethnicity

	1990 #	1990 %	2000 #	2000 %	% Change
Non-Hispanic					
White	28,012	94.3%	24,029	83.6%	-14.2%
Black or Afr American	472	1.6%	1,718	6.0%	264.0%
Asian or Pacific Islander	564	1.9%	1,090	3.8%	93.3%
Native American	23	0.1%	58	0.2%	152.2%
Some Other Race	10	0.0%	75	0.3%	650.0%
Two or More Races	na	na	474	1.6%	na
Hispanic	625	2.1%	1,309	4.6%	109.4%

Age

	1990 #	1990 %	2000 #	2000 %	% Change
< 5	1,685	5.7%	1,918	6.7%	13.8%
5-9	1,317	4.4%	1,613	5.6%	22.5%
10-14	1,052	3.5%	1,389	4.8%	32.0%
15-19	1,211	4.1%	1,153	4.0%	-4.8%
20-24	2,161	7.3%	1,143	4.0%	-47.1%
25-34	5,938	20.0%	4,614	16.0%	-22.3%
35-44	4,150	14.0%	4,687	16.3%	12.9%
45-54	2,663	9.0%	3,861	13.4%	45.0%
55-64	3,011	10.1%	2,584	9.0%	-14.2%
65-79	4,599	15.5%	3,844	13.4%	-16.4%
80+	1,921	6.5%	1,947	6.8%	1.4%

LAND & OPEN SPACE

	1990	2000	% Change
Land Area (Sq Miles)	5.47	5.47	
Persons per Sq Mile	5,431	5,256	-3.2%
% Open Space		34.1%	
Open Space per 1,000 People		41.5 acres	

HOUSING

	1990 #	1990 %	2000 #	2000 %	% Change
Total Housing Units	12,950	100.0%	12,397	100.0%	-4.3%
% of Boston Housing Stock		5.2%		4.9%	
Occupied Housing Units	12,405	95.8%	12,083	97.5%	-2.6%
Owner Occupied	7,652	59.1%	7,749	62.5%	1.3%
Renter Occupied	4,753	36.7%	4,334	35.0%	-8.8%
Vacant Housing Units	545	4.2%	314	2.5%	-42.4%
Family Households	7,508	60.5%	7,264	60.1%	-3.2%
Married-Couple Family	5,700	45.9%	5,362	44.4%	-5.9%
Single-Householder Family	1,808	14.6%	1,902	15.7%	5.2%
Nonfamily Households	4,897	39.5%	4,819	39.9%	-1.6%

INCOME & POVERTY

	1990 #	1990 %	2000 #	2000 %	% Change
Median Household Income *	$52,942		$54,860		3.6%
Per Capita Income *	$26,513		$27,968		5.5%
Individuals in Poverty **	1,437	4.9%	1,786	6.4%	24.3%

* 1990 and 2000 Census income data reported in 1989 and 1999 respectively
1989 income data adjusted to 1999 to reflect inflation

** excludes institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old

Boston Neighborhoods

Residential Housing, by Type (2001)	#	%
Single Family	6,462	83.9%
Two Family	1,103	14.3%
Three Family	99	1.3%
Total 1, 2, 3 Family Properties	**7,574**	**98.3%**
Four-Six Family	27	0.4%
Apartment Buildings	25	0.3%
Mixed Residential/Commercial	30	0.4%
Condominium Associations	50	0.6%
Total Residential & Mixed Properties	**7,706**	**100.0%**

Residential and Commercial Sales

	Residential Sales #	Residential Sales Median Price	Commercial Sales #	Commercial Sales Sales Value
1st half 2002	249	$305,000	na	na
2001	429	$265,000	5	$4,305,000
2000	473	$235,000	9	$5,959,386
1999	500	$215,000	7	$5,536,500
1998	440	$198,500	10	$3,282,750

Data Courtesy of: The Boston Redevelopment Authority and The City of Boston's Department of Neighborhood Development

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Principal Data Sources (Summary Report)

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Metropolitan Boston Area

Source: Metropolitan Area Planning Council